

**Date:** 24 March 2026  
**Application:** 260675



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 260675

**Applicant:** Mr & Mrs Chakravarthy

**Site Address:** 94 Oxford Road, Wokingham, Wokingham, RG41 2YJ

**Parish:** Wokingham

**Grid Reference:** Easting - 480133, Northing - 169051

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed raising and modification of the roof and erection of single storey front extension to form a porch, plus part two storey and part first floor side/rear extensions and a single storey rear extension following demolition of existing rear extension, changes to fenestration and conversion of existing garage to habitable accommodation.

**Case Officer:** Marcus Hillman

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260675. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **16 April 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                                                                       |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                                                                                                                                                                    |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                                                                                                                          | <b>App No:</b> | 260675 |
| <b>Address:</b>             | 94 Oxford Road, Wokingham, Wokingham, RG41 2YJ.                                                                                                                                                                                                                                                                                                                                       |                |        |
| <b>Proposal:</b>            | Householder application for the proposed raising and modification of the roof and erection of single storey front extension to form a porch, plus part two storey and part first floor side/rear extensions and a single storey rear extension following demolition of existing rear extension, changes to fenestration and conversion of existing garage to habitable accommodation. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                                                                                                                                                                     |                |        |
| <b>Site Visit Made:</b>     | Yes/No                                                                                                                                                                                                                                                                                                                                                                                |                |        |

## Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

## Comments On Proposal

A Pre-application (Reference 252952) has been submitted prior to the formal planning application. The Highways have provided recommendations based on a similar submitted scheme, with minor reduction in floorspace.

The applicant proposes to convert the existing garage and increase the numbers of habitable rooms from 7 to 10. As the existing garage does not fully meet the council's requirement for car parking, there is no loss of parking space. Three driveway parking is proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Three driveway parking of suitable dimensions can be provided. No change of access and boundary treatment are proposed. The Highways, therefore, assume the proposed parking can be accessed by utilising the existing access and dropped crossing.

The garage is removed from the proposal. The Highways are uncertain if the 1.5m wide gap between the dwelling and boundary wall to the south provide direct access to the rear garden. Alternative cycle storage provision (e.g. direct access to the rear garden, cycle store) shall be identified in this proposal or when discharging the condition.

**Conditions & Reasons (if required)**

1. CF9 - CYCLE PARKING (TO BE APPROVED)

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 31/3/2026 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|