

Date: 25 March 2025
Application: 250715



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Householder Consultation

Application Number: 250715

Applicant: Mr M Wilkinson

Site Address: 54 Matthewsgreen Road, Wokingham, RG41 1JU

Parish: Wokingham Town

Grid Reference: Easting - 480408, Northing - 169781

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a outbuilding in the rear garden to facilitate a gym area and garden storage.

Case Officer: Tariq Bailey-Biggs

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 250715. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	250715
Address:	54 Matthewsgreen Road, Wokingham, RG41 1JU.		
Proposal:	Householder application for the proposed erection of a outbuilding in the rear garden to facilitate a gym area and garden storage.		
Type of Development:	Other Householder		
Site Visit Made:	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

The proposal involves erection of an ancillary outbuilding to create one additional habitable room. With reference to the approved plans of Planning Application No. 212650, the proposal will increase the numbers of habitable rooms from 8 to 9. The existing driveway parking will remain unchanged.

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.

The retainment of three driveway parking will meet the council's parking requirement, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: outbuilding) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	26/3/2025	Signed:	JP
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