

Date: 18 August 2025
Application: 251151



**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: 251151

Applicant: Bikash Ghosh

Site Address: [revised]19 Woodward Close, Winnersh, Wokingham, RG41 5PJ.

Parish: Winnersh

Grid Reference: Easting - 479099, Northing - 169741

Type of Development: Other Householder

Proposal: Householder application for a proposed loft conversion including a large rear dormer and a small front dormer to achieve head height over the staircase, alongside installation of solar panels on the roof, with fenestration.

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 251151. 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:	251151
Address:	[revised]19 Woodward Close, Winnersh, Wokingham, RG41 5PJ.		
Proposal:	Householder application for a proposed loft conversion including a large rear dormer and a small front dormer to achieve head height over the staircase, alongside installation of solar panels on the roof, with fenestration.		
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 applicant proposes to increase the numbers of habitable rooms from 8 to 9. The existing driveway and garage of dimensions 5.4m x 6.1m will be retained.

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 two existing driveway parking and the existing garage can count towards 2.5 parking provisions, which is acceptable for this instance.

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

Conditions & Reasons (if required)

- CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

Date:	19/8/2025	Signed:	JP
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