

Date: 25 July 2024
Application: 241891



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 241891

Applicant: Mr and Mrs Holmes

Site Address: 36 Shefford Crescent, Wokingham, RG40 1YP

Parish: Wokingham Town

Grid Reference: Easting - 481659, Northing - 169623

Type of Development: Other Householder

Proposal: Householder application for proposed garage conversion to create habitable accommodation, plus insertion of new front door.

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 241891. 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:	241891
Address:	36 Shefford Crescent, Wokingham, RG40 1YP.		
Proposal:	Householder application for proposed garage conversion to create habitable accommodation, plus insertion of new front door.		
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

While the total numbers of habitable rooms cannot be identified from the submission, the proposed works will be on the ground floor and the numbers of habitable rooms on the ground floor will be reduced by 1.

The garage to be converted is in the middle of the dwelling and has no access to the driveway, indicating that the existing garage cannot be used for car parking. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The existing driveway parking will be retained, which is acceptable.

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

Conditions & Reasons (if required)

Date:	26/7/2024	Signed:	JP
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