

Date: 21 January 2025
Application: 250094



**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: 250094

Applicant: Mr & Mrs Kevin Ellison

Site Address: 20 Kerris Way, Earley, Wokingham, RG6 5UW

Parish: Earley

Grid Reference: Easting - 474513, Northing - 170320

Type of Development: Other Householder

Proposal: Householder application for the proposed part conversion of garage to habitable accommodation, changes to fenestration and insertion of 1 no. rooflight.

Case Officer: Ben McEwan

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 250094. 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:	AC		
Service	WBC Highways	App No:	250094
Address:	20 Kerris Way, Earley, Wokingham, RG6 5UW.		
Proposal:	Householder application for the proposed part conversion of garage to habitable accommodation, changes to fenestration and insertion of 1 no. rooflight.		
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 will not result in any additional habitable rooms, however, the double garage is to be part converted.

Although it is intended to retain a single garage space, this does not meet the minimum internal dimensions to be considered suitable for parking a car (WBC parking standards require a 3.0m width).

Considering the overall number of habitable rooms against WBC parking standards, it is recommended that three parking spaces are to be available, Therefore, Highways request a revised plan which indicates an additional driveway parking space of dimensions 5.0m x 2.5m.

Access to the widened driveway shall utilise the existing dropped crossing.

Date:	24/1/25	Signed:	AC
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