

Date: 19 May 2025
Application: 251175



**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: 251175

Applicant: Mr & Mrs Mark Pizey

Site Address: 10 Kestrel Way, Wokingham, RG41 3HA

Parish: Wokingham Town

Grid Reference: Easting - 479570, Northing - 168503

Type of Development: Other Householder

Proposal: Householder application for the erection of a two-storey front extension and the partial conversion of the existing garage to habitable space, with fenestration.

Case Officer: Claire Moore

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 251175. 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:	251175
Address:	10 Kestrel Way, Wokingham, RG41 3HA.		
Proposal:	Householder application for the erection of a two-storey front extension and the partial conversion of the existing garage to habitable space, 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 site is in relation to a pre-application consultation 242862 of a similar scheme. The numbers of habitable rooms will remain unchanged in the proposal. As the existing garage dimensions of 5.1m x 2.3m does not fully meet the council's requirements for car parking, there will be no loss of garage parking space from the part conversion. Two driveway parking are proposed within the red line.

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

Two parking spaces of suitable dimensions are proposed by utilising the existing dropped crossing, which are acceptable.

The proposed garage remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	20/5/2025	Signed:	JP
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