

Date: 27 May 2025
Application: 251189



**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: 251189

Applicant: Mr D Leahy

Site Address: 10 Eriswell Close, Earley, Wokingham, RG6 3AY

Parish: Earley

Grid Reference: Easting - 476120, Northing - 170626

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion to create habitable accommodation.

Case Officer: Cameron Young

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 251189. 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:	251189
Address:	10 Eriswell Close, Earley, Wokingham, RG6 3AY.		
Proposal:	Householder application for the proposed garage conversion to create habitable accommodation.		
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

With reference to external document, the proposal will increase the numbers of habitable from 5 to 6. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking spaces 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.

While two driveway parking spaces are proposed, the Highways are aware that these spaces are placed on the shared drive. The applicant is required to confirm the two proposed parking spaces are retainment of existing parking provisions. Alternatively, a minimum of 4.1m wide driveway clearance shall be retained for the shared drive.

Subject to the confirmation of parking provision, the Highways will have no objection to the proposal.

Conditions & Reasons (if required)

Date:	29/5/2025	Signed:	JP
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