

Date: 1 April 2026
Application: 260784



**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: 260784

Applicant: Jacqueline McGreevy

Site Address: 35 Byron Road, Twyford, Wokingham, RG10 0AE

Parish: Twyford

Grid Reference: Easting - 479173, Northing - 175673

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of existing garage to create habitable accommodation plus raising of garage roof, single storey rear extension to include 1no. Roof lantern. Plus 2no. dormers to the first floor rear elevation.

Case Officer: Rowan Reynolds

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 260784. 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 requested from the case officer.

Your observations are required in respect of this application by **24 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260784
Address:	35 Byron Road, Twyford, Wokingham, RG10 0AE.		
Proposal:	Householder application for the proposed conversion of existing garage to create habitable accommodation plus raising of garage roof, single storey rear extension to include 1no. Roof lantern. Plus 2no. dormers to the first floor rear elevation.		
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

General

The development proposals are for the conversion of the existing garage, a single storey rear extension and two dormers to the first-floor rear elevation. The existing dwelling is comprised of five habitable rooms. The proposed dwelling is comprised of the same numbers of habitable rooms. No change in access arrangement is proposed.

Parking

WBC requires a dwelling of five habitable rooms to accommodate two car parking spaces. The applicant has indicated two car parking spaces in accordance with WBC minimum dimensions of 2.5m x 5.0m.

Cycle Storage

WBC requires a dwelling of five habitable rooms to accommodate two cycle parking spaces. The conversion of the garage retains some storage space; it will be acceptable to accommodate the cycle storage in this location.

Conditions & Reasons (if required)

Date:	14.04.26	Signed:	JP [LS]
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