

Date: 16 July 2025
Application: 251667



**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: 251667

Applicant: Ms Fumi Kariya

Site Address: 5 Lincoln Gardens, Twyford, Wokingham, RG10 9HU

Parish: Invalid code

Grid Reference: Easting - 478849, Northing - 176314

Type of Development: Other Householder

Proposal: Householder application for the proposed partial conversion of the existing garage with associated internal alterations and installation of rear bi-fold doors.

Case Officer: James Fuller

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 251667. 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:	251667
Address:	5 Lincoln Gardens, Twyford, Wokingham, RG10 9HU.		
Proposal:	Householder application for the proposed partial conversion of the existing garage with associated internal alterations and installation of rear bi-fold doors.		
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 and therefore has no impact in respect of the councils parking standards.

The garage is to be part converted, however, it not considered that this will represent a significant loss of parking as the garage does not meet the councils current standards for parking a car. The remaining level of driveway parking is considered acceptable in this instance.

Date:	17/7/25	Signed:	AC
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