

Date: 16 January 2025
Application: 250075



**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: 250075

Applicant: Mr & Mrs Hobbs

Site Address: 10 Master Close, Woodley, Wokingham, RG5 4UB

Parish: Woodley

Grid Reference: Easting - 477622, Northing - 173825

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of the existing attached garage to habitable accommodation along with changes to fenestration.

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 250075. 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:	250075
Address:	10 Master Close, Woodley, Wokingham, RG5 4UB.		
Proposal:	Householder application for the proposed conversion of the existing attached garage to habitable accommodation along with changes to 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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. As the existing garage of 3.2m x 2.5m does not fully meet the council's requirement for car parking, there will be no loss of parking space. The extension will not affect the existing driveway and the existing parking spaces will be retained.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	17/1/2025	Signed:	JP
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