

Date: 29 April 2025
Application: 250927



**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: 250927

Applicant: Mr Neveen Suri

Site Address: 24 Copsewood, Wokingham, RG41 1AR

Parish: Wokingham Town

Grid Reference: Easting - 480197, Northing - 170355

Type of Development: Other Householder

Proposal: Householder application for proposed garage conversion to facilitate a study and utility space alongside changes to fenestration.

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 250927. 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:	250927
Address:	24 Copsewood, Wokingham, RG41 1AR.		
Proposal:	Householder application for proposed garage conversion to facilitate a study and utility space alongside 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

The site is noted as Plot 64 of Matthewsgreen Phase 2b, which has seven habitable rooms as approved under Planning Application Reference 162140. The proposal will increase the numbers of habitable rooms from 7 to 8. As the existing garage of dimensions 7.5m x 3m meets the council's requirement for car parking, there will be a loss of 0.5 parking space. Two existing driveway parking will be retained within the red line.

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

While only two driveway parking can be provided within the red line, given there is an unallocated parking space adjacent to Plot 63 and 64, utilisation of the unallocated space could be acceptable for this instance.

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

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: outbuilding) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	29/4/2025	Signed:	JP
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