

Date: 6 June 2025
Application: 251334



**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: 251334

Applicant: Mr & Mrs Hammond

Site Address: 4 Rowan Close, Wokingham, RG41 4BH

Parish: Wokingham Town

Grid Reference: Easting - 479557, Northing - 168037

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey porch extension, hardstanding drive, conversion of garage, dormer conversion (front elevation) and changes to fenestration.

Case Officer: Marcus Hillman

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 251334. 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:	251334
Address:	4 Rowan Close, Wokingham, RG41 4BH.		
Proposal:	Householder application for the proposed erection of single storey porch extension, hardstanding drive, conversion of garage, dormer conversion (front elevation) and 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 total numbers of habitable rooms will remain unchanged. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. The existing driveway will not be affected, but the applicant proposes to provide additional hardstanding in the front garden for parking. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Despite it is expected that there will be no additional demand for car parking and no reduction in parking provisions, so that the additional parking space is not essential, the proposed additional parking spaces are welcomed.

The proposed store is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

- CG5 (AMENDED: circa 7m) - SURFACING OF ACCESS

Date:	9/6/2025	Signed:	JP
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