

Date: 25 April 2025
Application: 250818



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: 250818

Applicant: Mr & Mrs Gill

Site Address: 286 Reading Road, Winnersh, Wokingham, RG41 5AH

Parish: Winnersh

Grid Reference: Easting - 478785, Northing - 170065

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of part single part two storey front and two storey side extension following demolition of the existing garage; erection of a single storey rear extension, changes to fenestration, removal of the chimney and installation of a rear dormer to facilitate conversion of the loft to habitable accommodation.

Case Officer: Tariq Bailey-Biggs

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 250818. 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:	250818
Address:	286 Reading Road, Winnersh, Wokingham, RG41 5AH.		
Proposal:	Householder application for the proposed erection of part single part two storey front and two storey side extension following demolition of the existing garage; erection of a single storey rear extension, changes to fenestration, removal of the chimney and installation of a rear dormer to facilitate conversion of the loft to habitable accommodation.		
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 applicant proposes to demolish the existing garage and increase the numbers of habitable rooms from 7 to 9. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Four driveway parking are proposed 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.

The proposed driveway will have ample spaces for more than three parking provisions by utilising the existing dropped crossing, which is acceptable.

While the garage is proposed to be removed, the direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	28/4/2025	Signed:	JP
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