

Date: 6 August 2025
Application: 251799



**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: 251799

Applicant: Mr D Stannard

Site Address: 63 Woodcock Court, Three Mile Cross, Wokingham, RG7 1BZ

Parish: Shinfield

Grid Reference: Easting - 471084, Northing - 167482

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion to create habitable accommodation.

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 251799. 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:	251799
Address:	63 Woodcock Court, Three Mile Cross, Wokingham, RG7 1BZ.		
Proposal:	Householder application for the proposed garage conversion to create 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 proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards. In addition, the existing garage does not meet the councils current standards for parking a car.

The submitted drawing indicates two driveway parking spaces will remain available, and this is considered acceptable in this instance.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)

Date:	7/8/25	Signed:	AC
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