

Date: 5 August 2025
Application: 251865



**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: 251865

Applicant: Glyn Crocombe

Site Address: Cedars, Merryhill Green Lane, Winnersh, Wokingham, RG41 5JP

Parish: Winnersh

Grid Reference: Easting - 478596, Northing - 171402

Type of Development: Other Householder

Proposal: Householder application for proposed new garage, following removal of the existing garage.

Case Officer: Claire Moore

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 251865. 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:	251865
Address:	Cedars, Merryhill Green Lane, Winnersh, Wokingham, RG41 5JP.		
Proposal:	Householder application for proposed new garage, following removal of the existing garage.		
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

A Pre-application (Reference 250933) has been submitted prior to the formal planning application. The Highways have provided recommendations based on the garage replacement of the same dimensions and positions, with more details have been provided in this application. A new garage of internal dimensions 6.7m x 2.8m is proposed.

As the proposed garage is a replacement of the existing garage with the same dimensions and positions, it is therefore expected that there will be no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	7/8/2025	Signed:	JP
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