

Date: 23 April 2025
Application: 250882



**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: 250882

Applicant: Mr Mehmet Ali Sagiroglu

Site Address: 53 Budges Road, Wokingham, Wokingham, RG40 1PL

Parish: Wokingham Town

Grid Reference: Easting - 481977, Northing - 169513

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a single storey front extension to align with the existing porch, alterations to existing garage including raising the roof by approximately 25cm and adding a pitched roof over the front to create a utility and WC within.

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 250882. 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:	250882
Address:	53 Budes Road, Wokingham, Wokingham, RG40 1PL.		
Proposal:	Householder application for proposed erection of a single storey front extension to align with the existing porch, alterations to existing garage including raising the roof by approximately 25cm and adding a pitched roof over the front to create a utility and WC within.		
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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no increase in the numbers of habitable rooms on ground floor. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. The extension will not affect the existing driveway.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

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

Conditions & Reasons (if required)

Date:	24/4/2025	Signed:	JP
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