

Date: 22 April 2025
Application: 250747



**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: 250747

Applicant: MR MATT Deacon

Site Address: 46 Ellis Road, Crowthorne, Wokingham, RG45 6PU

Parish: Wokingham Without

Grid Reference: Easting - 484042, Northing - 164800

Type of Development: Other Householder

Proposal: Householder application for the proposed loft conversion into habitable accommodation, including the erection of 5 no. front and rear facing dormers and the raising of the roof. Plus, changes to fenestration.

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 250747. 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:	250747
Address:	46 Ellis Road, Crowthorne, Wokingham, RG45 6PU.		
Proposal:	Householder application for the proposed loft conversion into habitable accommodation, including the erection of 5 no. front and rear facing dormers and the raising of the roof. Plus, 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 proposal will result in additional habitable rooms. Although the submitted drawing indicates three parking spaces within the red line, these do not meet the councils standards. Highways request a revised plan which indicates each parking space with dimensions of 5.0m x 2.5m.

Date:	24/4/25	Signed:	AC
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