

Date: 7 February 2025
Application: 250292



**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: 250292

Applicant: Mrs Harveen Richards

Site Address: 58 Malone Road, Woodley, Wokingham, RG5 3NJ

Parish: Woodley

Grid Reference: Easting - 475854, Northing - 172603

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey side extension with infill single storey rear extension. Followed by the conversion of the outbuilding/garage into habitable accommodation. Plus, the installation of roof lights and changes to fenestration.

Case Officer: Marcus Hillman

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 250292. 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:	250292
Address:	58 Malone Road, Woodley, Wokingham, RG5 3NJ.		
Proposal:	Householder application for the proposed two storey side extension with infill single storey rear extension. Followed by the conversion of the outbuilding/garage into habitable accommodation. Plus, the installation of roof lights and 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 an increase in the number of habitable rooms, however, this will not have a significant impact in respect of the councils parking standards. There is existing driveway parking for two vehicles and this will be retained, which is considered acceptable in this instance.

The proposed garage does not meet the councils standards for parking a car however it would be suitable for cycle storage and this is welcome.

Date:	11/2/25	Signed:	AC
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