

Date: 19 December 2025
Application: 253088



**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: 253088

Applicant: Mr Himmat Sitoula

Site Address: 24 Doddington Close, Earley, Wokingham, RG6 4BJ

Parish: Earley

Grid Reference: Easting - 475364, Northing - 170083

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of the 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 253088. 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 requested from the case officer.

Your observations are required in respect of this application by **12 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	253088
Address:	24 Doddington Close, Earley, Wokingham, RG6 4BJ.		
Proposal:	Householder application for the proposed conversion of the 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

The proposed development will increase the number of habitable rooms from five to six.

A dwelling comprised of six habitable rooms is required by WBC standards to provide two car parking spaces. In accordance with WBC Parking Standards, each car parking space shall have minimum dimensions of 5.0m x 2.5m. The proposed retainment of two parking spaces on the proposed site plan is acceptable.

For a dwelling with six habitable rooms, WBC standards require three cycle parking spaces. The conversion of the garage removes the opportunity for cycle storage within the garage; however, the retention of side access to the rear garden is welcomed. Cycle storage can be suitably accommodated in the rear garden.

Conditions & Reasons (if required)

Date:	09.01.2026	Signed:	JP [LS]
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