

Date: 11 June 2025
Application: 251369



**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: 251369

Applicant: Mr Tom Cledwyn

Site Address: 171 Victoria Road, Wargrave, Wokingham, RG10 8AH

Parish: Wargrave

Grid Reference: Easting - 479466, Northing - 178899

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey rear extension, garage conversion into habitable accommodation and change 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 251369. 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:	251369
Address:	171 Victoria Road, Wargrave, Wokingham, RG10 8AH.		
Proposal:	Householder application for the proposed erection of single storey rear extension, garage conversion into habitable accommodation and change 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 not have a significant impact in respect of the overall number of habitable rooms.

Although the garage is to be removed, this does not meet the councils current standards for parking a car, and as such there is no significant loss of parking in respect of this.

It appears that the existing frontage parking space is proposed to be removed. Highways request that this is retained and indicated on a revised drawing.

Date:	12/6/25	Signed:	AC
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