

Date: 7 October 2025
Application: 252392



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 252392

Applicant: Mr and Mrs Tarar

Site Address: 29 Woodcock Court, Three Mile Cross, Wokingham, RG7 1BZ

Parish: Shinfield

Grid Reference: Easting - 471314, Northing - 167603

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion, including changes to fenestration.

Case Officer: Rowan Reynolds

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 252392. 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 **28 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SW		
Service	WBC Highways	App No:	252392
Address:	29 Woodcock Court, Three Mile Cross, Wokingham, RG7 1BZ.		
Proposal:	Householder application for the proposed garage conversion, including 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

General

Conversion of the attached garage into a habitable room. The proposal results in an additional habitable room. A total of 7 habitable rooms were assumed to this dwelling, as floorplans were not provided.

Access

The proposed works will not affect the existing access to the dwelling.

Car Parking

It is acknowledged that the two off-street parking spaces will be retained. In accordance with the WBC guidance and parking calculator, there is a requirement for 1 additional unallocated parking space, resulting in a total provision requirement of 3 parking spaces.

Cycle Parking

The removal of garage space requires reinstatement of the removed cycle storage space. Alternative cycle storage provision shall be identified when discharging the condition. The applicant shall indicate direct access to the rear garden.

Conditions & Reasons (if required)

CF3 - PARKING (TO BE APPROVED)
CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	20/10/2025	Signed:	SW
--------------	------------	----------------	----