

Date: 7 October 2025
Application: 252358



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: 252358

Applicant: Matt and Emily Richards

Site Address: 4 Fidlers Walk, Wargrave, Wokingham, RG10 8BA

Parish: Wargrave

Grid Reference: Easting - 479258, Northing - 178911

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single-storey front and rear extensions with flat roofs incorporating flat roof lights, alongside the conversion of the existing attached garage into habitable accommodation, with facing brickwork, roof finishes, and fenestration to match the existing dwelling.

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 252358. 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:	252358
Address:	4 Fidlers Walk, Wargrave, Wokingham, RG10 8BA.		
Proposal:	Householder application for the proposed erection of single-storey front and rear extensions with flat roofs incorporating flat roof lights, alongside the conversion of the existing attached garage into habitable accommodation, with facing brickwork, roof finishes, and fenestration to match the existing dwelling.		
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

Single-storey front and rear extensions with flat roofs and roof lights, and conversion of the attached garage into a habitable room. The proposal results in a total of 7 habitable rooms.

Access

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

Car Parking

It was acknowledged by the applicant that the proposed works will affect the existing car parking arrangements and two off-road car parking spaces in front of the property 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. It is acknowledged that there is sufficient on-street parking facilities adjacent to the dwelling therefore, the proposed car parking arrangements are acceptable and in line with current guidance.

Cycle Parking

Drawing '08' shows a shortened garage, no longer capable of storing a vehicle. Confirmation is required this space can facilitate cycle storage. If not, alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	20/10/2025	Signed:	SW
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