

Date: 3 March 2025
Application: 250327



**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: 250327

Applicant: Mr & Mrs Saunders

Site Address: 25 Hatch Ride, Crowthorne, Wokingham, RG45 6LF

Parish: Wokingham Without

Grid Reference: Easting - 484045, Northing - 165194

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension to form a porch, plus installation of a front dormer, raising of the roofs of the existing dormers and conversion of the garage to habitable accommodation with associated changes to fenestration.

Case Officer: Ben McEwan

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 250327. 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:	250327
Address:	25 Hatch Ride, Crowthorne, Wokingham, RG45 6LF.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form a porch, plus installation of a front dormer, raising of the roofs of the existing dormers and conversion of the garage to habitable accommodation with associated 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 additional habitable rooms. It is not considered that this will have a significant impact in respect of the councils parking standards.

The garage is to be converted. However, it does not meet the councils current standards in respect of internal dimensions for parking a car, and as such its conversion will not represent a significant loss of parking.

The existing driveway parking will be retained, which provides for at least two vehicles, and this is considered acceptable.

Date:	5/3/25	Signed:	AC
--------------	--------	----------------	----