

Date: 8 April 2025
Application: 250726



**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: 250726

Applicant: Mr Chi Hung Wong

Site Address: 9 Culloden Way, Wokingham, RG41 3UN

Parish: Wokingham Town

Grid Reference: Easting - 479289, Northing - 168803

Type of Development: Other Householder

Proposal: Householder application for the conversion of integral garage to create habitable accommodation (retrospective).

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 250726. 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:	JP		
Service	WBC Highways	App No:	250726
Address:	9 Culloden Way, Wokingham, RG41 3UN.		
Proposal:	Householder application for the conversion of integral garage to create habitable accommodation (retrospective).		
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 applicant proposes to convert the existing garage into habitable space, resulting in an increase of habitable rooms from 5 to 6.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The Highways can accept absolute minimum dimensions of 4.8m x 2.4m for car parking space to avoid any vehicle overhanging on public highways.

Whilst both proposed parking spaces are substandard, the Highways can consider the parking in front of the proposed lounge to be a retainment of existing parking and the new parking to be an improvement of current garage provision.

However, the proposed parking cannot be served by the existing dropped crossing. Part of the existing dropped crossing may need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. Separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing.

The direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. The development shall not be occupied until the vehicular access from

the highway has been altered to provide a dropped crossing agreed, in writing, by WBC Traffic Management (this work will need separate authorisation by the Borough's Traffic Management section – see informative below). – DROPPED CROSSING

2. CG5 [AMENDED: circa 6m] - SURFACING OF ACCESS
3. I22 - ACCESS CONSTRUCTION

Date:	10/4/2025	Signed:	JP
--------------	-----------	----------------	----