

Date: 2 December 2025
Application: 252488



**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: 252488

Applicant: Mr and Mrs S. Prosser

Site Address: 12 Bean Oak Road, Wokingham, RG40 1RL

Parish: Wokingham Town

Grid Reference: Easting - 482702, Northing - 168864

Type of Development: Other Householder

Proposal: Householder application for the proposed single-storey side extension, cladding to rear and front elevations and part garage conversion.

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 252488. 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 **17 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252488
Address:	12 Bean Oak Road, Wokingham, RG40 1RL.		
Proposal:	Householder application for the proposed single-storey side extension, cladding to rear and front elevations and part garage conversion.		
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 extend the existing dwelling and convert part of the existing garage, resulting in an increase of numbers of habitable rooms from 4 to 6. In view of the nature and the scale of the part garage conversion, the Highways would have assumed it to be ancillary to be main dwelling. Two driveway parking are proposed within the red line.

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 retained driveway parking can meet the council's parking requirements by utilising the existing dropped crossing, which is acceptable.

The rest of the garage remains suitable for cycle parking, which is acceptable.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	8/12/2025	Signed:	JP
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