

Date: 1 July 2025
Application: 251527



**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: 251527

Applicant: Mrs Rosie Skinner

Site Address: 3 Somerset Close, Wokingham, RG41 3AJ

Parish: Wokingham Town

Grid Reference: Easting - 478939, Northing - 168608

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single/ part two storey/ first floor side extension, single storey rear extension and part garage conversion to create habitable accommodation.

Case Officer: Tariq Bailey-Biggs

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 251527. 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:	251527
Address:	3 Somerset Close, Wokingham, RG41 3AJ.		
Proposal:	Householder application for the proposed erection of a part single/ part two storey/ first floor side extension, single storey rear extension and part garage conversion to create habitable accommodation.		
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 increase the numbers of habitable rooms from 5 to 6. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking spaces of dimensions 5m x 2.5m are proposed.

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 proposed parking will meet the council's parking requirement, which is acceptable.

The proposed garage remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	1/7/2025	Signed:	JP
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