

**Date:** 17 June 2025  
**Application:** 251396



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 251396

**Applicant:** Mr Craig Tucker

**Site Address:** 60 Ryhill Way, Earley, Wokingham, RG6 4AZ

**Parish:** Earley

**Grid Reference:** Easting - 473581, Northing - 169464

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed conversion of the existing garage into habitable accommodation with replacement of the garage door with new fenestration.

**Case Officer:** James Fuller

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 251396. 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

|                             |                                                                                                                                                                    |                |        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | AC                                                                                                                                                                 |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                       | <b>App No:</b> | 251396 |
| <b>Address:</b>             | 60 Ryhill Way, Earley, Wokingham, RG6 4AZ.                                                                                                                         |                |        |
| <b>Proposal:</b>            | Householder application for the proposed conversion of the existing garage into habitable accommodation with replacement of the garage door with new fenestration. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                  |                |        |
| <b>Site Visit Made:</b>     | 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 an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards.

The garage does not meet the councils current standards for parking a car and as such there is no significant loss of parking.

The existing level of driveway parking will be retained and this is considered acceptable in this instance.

|              |         |                |    |
|--------------|---------|----------------|----|
| <b>Date:</b> | 19/6/25 | <b>Signed:</b> | AC |
|--------------|---------|----------------|----|