

Date: 2 May 2025
Application: 251044



WOKINGHAM
BOROUGH COUNCIL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear ,

Householder Consultation

Application Number: 251044

Applicant: Mr Asif Mehmood

Site Address: 82 Woodlands Avenue, Woodley, Wokingham, RG5 3HD

Parish: Woodley

Grid Reference: Easting - 475588, Northing - 173133

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey front and rear extension plus 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 251044. 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		App No:	251044
Address:	82 Woodlands Avenue, Woodley, Wokingham, RG5 3HD.		
Proposal:	Householder application for the proposed single storey front and rear extension plus 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

There is no net increase in the total numbers of habitable rooms and the extension will not affect the existing driveway. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

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

Conditions & Reasons (if required)

Date:	6/5/2025	Signed:	JP
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