

Date: 21 August 2025
Application: 251952



**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: 251952

Applicant: Mr & Mrs Morris

Site Address: 5 Brook Close, Wokingham, Wokingham, RG41 1ND

Parish: Invalid code

Grid Reference: Easting - 480063, Northing - 169482

Type of Development: Other Householder

Proposal: Householder application for proposed replacement of conservatory roof to tiled roof to rear and single storey front extension following conversion of integral garage.

Case Officer: Rowan Reynolds

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 251952. 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:	251952
Address:	5 Brook Close, Wokingham, Wokingham, RG41 1ND.		
Proposal:	Householder application for proposed replacement of conservatory roof to tiled roof to rear and single storey front extension following conversion of integral garage.		
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 total numbers of habitable rooms remain unchanged and all existing parking spaces are retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	21/8/2025	Signed:	JP
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