

Date: 24 March 2025
Application: 250674



**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: 250674

Applicant: Mr Ilyas Kocyigit

Site Address: 18 Rochester Avenue, Woodley, Wokingham, RG5 4NA

Parish: Woodley

Grid Reference: Easting - 476353, Northing - 174044

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion into office space plus changes to fenestration(PART - RETROSPECTIVE).

Case Officer: Ben McEwan

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 250674. 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:	250674
Address:	18 Rochester Avenue, Woodley, Wokingham, RG5 4NA.		
Proposal:	Householder application for the proposed garage conversion into office space plus changes to fenestration(PART - RETROSPECTIVE).		
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

While the total numbers of habitable rooms cannot be identified from the submission, the existing garage will be converted into one additional habitable room. As the existing garage of 23m wide does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking is proposed within the red line.

According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The applicant is required to provide the total numbers of habitable rooms (preferably in form of floor plan of all floors) of the dwelling for Highways to determine the sufficiency of the proposed parking.

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

Conditions & Reasons (if required)

Date:	24/3/2025	Signed:	JP
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