

Date: 12 December 2025
Application: 252974



**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,

Variation/Removal of Condition Consultation

Application Number: 252974

Applicant: Mr Lachlan Ross

Site Address: Loddon Acres, Loddon Drive, Wargrave, RG10 8HD

Parish: Wargrave

Grid Reference: Easting - 477763, Northing - 178493

Type of Development: Other Householder

Proposal: Application to vary condition 2 of planning consent 230445 for the proposed extension of the existing garage building to provide additional ancillary accommodation at ground and first floor. Condition 2 refers to approved details. Variation is to allow changes to garage layout along with changes to fenestration.

Case Officer: Cameron Young

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 252974. 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 requested from the case officer.

Your observations are required in respect of this application by **5 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252974
Address:	Loddon Acres, Loddon Drive, Wargrave, RG10 8HD.		
Proposal:	Application to vary condition 2 of planning consent 230445 for the proposed extension of the existing garage building to provide additional ancillary accommodation at ground and first floor. Condition 2 refers to approved details. Variation is to allow changes to garage layout along with changes to fenestration.		
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 seeks consent for varying condition 2 of Planning Application Reference 230445 for the changes of garage layout.

There is no net increase in the total numbers of habitable rooms, and no reduction in parking provisions and garage parking. The WBC minimum sizes of a single garage for parking are 6m x 3m. The garage width remains suitable for a single bay garage parking.

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

Conditions & Reasons (if required)

Date:	19/12/2025	Signed:	JP
--------------	------------	----------------	----