

Date: 9 September 2025
Application: 252119



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Householder Consultation

Application Number: 252119

Applicant: Mr & Mrs Gandega

Site Address: 5 Lockhart Drive, Wokingham, Wokingham, RG40 5BF

Parish: Wokingham Town

Grid Reference: Easting - 481722, Northing - 169987

Type of Development: Other Householder

Proposal: Householder application for the proposed loft conversion with 3no. rooflights and 1no. rear dormer.

Case Officer: Tariq Bailey-Biggs

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 252119. 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 **30 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252119
Address:	5 Lockhart Drive, Wokingham, Wokingham, RG40 5BF.		
Proposal:	Householder application for the proposed loft conversion with 3no. rooflights and 1no. rear dormer.		
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 proposes to increase the numbers of habitable rooms from 6 to 7. The existing driveway and garage are retained.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retainment of existing provision can meet the council's parking requirements, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

Date:	10/9/2025	Signed:	JP
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