

Date: 29 September 2025
Application: 252227



**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: 252227

Applicant: Mr & Mrs Crandon

Site Address: 3 Landen Grove, Wokingham, RG41 1LL

Parish: Wokingham Town

Grid Reference: Easting - 479300, Northing - 169822

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached single-storey garage with a dual pitched tiled roof to match the main dwelling, incorporating facing brickwork and rendered panels to match the main dwelling, with double garage doors to the front elevation.

Case Officer: James Fuller

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 252227. 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 **20 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252227
Address:	3 Landen Grove, Wokingham, RG41 1LL.		
Proposal:	Householder application for the proposed erection of a detached single-storey garage with a dual pitched tiled roof to match the main dwelling, incorporating facing brickwork and rendered panels to match the main dwelling, with double garage doors to the front elevation.		
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

A Pre-application (Reference 250805) has been submitted prior to the formal planning application. The Highways have provided recommendations based on the dimensions of the proposed double garage. The applicant proposes to erect a double garage of internal dimensions 5.3m x 5.2m on the existing driveway.

The proposed driveway will have ample space for more than three parking spaces. While garage is not essential for complying with the council's parking standards, the WBC minimum sizes of a single garage for car parking are 6m x 3m. If the garages will be used to accommodate both the cars and cycles, the sizes of each garage space shall be increased to 7m x 3m. A minimum of 6m driveway clearance will be required in front of the garage for vehicle manoeuvring at forwards gear when leaving the highway.

As the proposed double garage is intended to be used for car parking and cycle parking, the applicant may wish to increase the internal dimensions of the garage.

Conditions & Reasons (if required)

Date:	29/9/2025	Signed:	JP
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