

Date: 18 August 2026
Application: 261934



**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: 261934

Applicant: Mr Malcolm Barnett

Site Address: 40 Linkway, Crowthorne, Wokingham, RG45 6ES

Parish: Wokingham Without

Grid Reference: Easting - 483036, Northing - 164293

Type of Development: Other Householder

Proposal: Householder application for the proposed extension to garage forming additional parking bay, increase driveway by 1no. parking spaces, garage roof alteration from flat to mansard and alteration of roofline adjacent to garage.

Case Officer: Marcus Hillman

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 261934. 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 **9 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [JD]		
Service	WBC Highways	App No:	261934
Address:	40 Linkway, Crowthorne, Wokingham, RG45 6ES.		
Proposal:	Householder application for the proposed extension to garage forming additional parking bay, increase driveway by 1no. parking spaces, garage roof alteration from flat to mansard and alteration of roofline adjacent to 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

General

The applicant is proposing to extend their garage, forming additional parking bay, increasing the driveway by 1no. parking spaces, garage roof alteration from flat to mansard and alteration of roofline adjacent to garage.

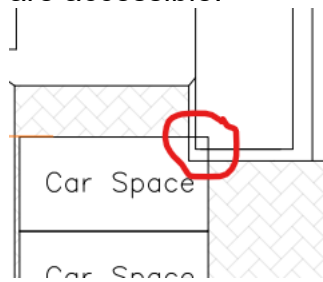
Car Parking

In line with WBC Parking Standards, car parking spaces are to be determined based on the number of habitable rooms. The proposed development will not result in an increase in habitable rooms but will result in one additional garage and driveway parking space.

To be considered suitable as parking for cars, garages need to measure 6.0 x 3.0m. As the existing and proposed garages do not fully meet the council's requirements for car parking, they would not count towards any parking provision and would be treated as storage only in any future planning application. Should the garage be utilised as habitable room(s) in the future, this would be subject to an additional application and separate advice would be given.

The current submitted plans show the existing and proposed car parking spaces as measuring 2.5m x 5.0m, which are acceptable in principle. However, as an existing parking space overrun the building footprint, the applicant is recommended to shift

the three parking spaces at least 0.65m north to ensure all proposed parking spaces are accessible.



Cycle Parking

Cycle parking can be provided in the proposed garage, which is acceptable in principle.

Conditions & Reasons (if required)

Date:	08/09/2026	Signed:	JP [JD]
--------------	------------	----------------	---------