

Date: 10 September 2025
Application: 252001



**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: 252001

Applicant: Mrs Charlotte Batista

Site Address: 9 Hart Dyke Close, Wokingham, RG41 2HQ

Parish: Wokingham Town

Grid Reference: Easting - 480623, Northing - 166992

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single-storey rear extension with 2 no. roof lanterns following demolition of existing conservatory and pergola. Loft conversion creating additional accommodation with 1 no. dormers and 1 no. rear Juliet balcony. Single-storey extension to garage including loft conversion creating habitable accommodation with 1 no. dormer.

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 252001. 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:	252001
Address:	9 Hart Dyke Close, Wokingham, RG41 2HQ.		
Proposal:	Householder application for the proposed erection of single-storey rear extension with 2 no. roof lanterns following demolition of existing conservatory and pergola. Loft conversion creating additional accommodation with 1 no. dormers and 1 no. rear Juliet balcony. Single-storey extension to garage including loft conversion creating habitable accommodation with 1 no. 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

A Pre-application (Reference 250619) has been submitted prior to the formal planning application. The Highways have provided recommendations based on the submitted scheme with 10 habitable rooms. This proposal will have the same numbers of habitable rooms with minor changes on the internal layout.

In view of the nature of the new habitable rooms in the outbuilding, the Highways assume the outbuilding will be ancillary to the main dwelling.

The applicant proposes to increase the numbers of habitable rooms from 8 to 10. As the existing and proposed garages do not fully meet the council's requirement for car parking, there is no gain or loss of garage parking space. Three driveway parking is proposed within the red line.

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.

As the proposed driveway will be accessed via the private road Denby Close, the Highways have no comment on widening of driveway and dropped crossing for the

third parking space. The proposed parking provisions thus meet the council's parking requirement.

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

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: In the interest of highway safety; to ensure acceptable access and parking
2. CF4 - PARKING (AS APPROVED)
3. CG5 (AMENDED: 6m) - SURFACING OF ACCESS

Date:	10/9/2025	Signed:	JP
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