

Date: 15 April 2025
Application: 250926



**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: 250926

Applicant: Mrs Anna Qian nie

Site Address: 93 Silverdale Road, Earley, Wokingham, RG6 7NF

Parish: Earley

Grid Reference: Easting - 475183, Northing - 171291

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion (retrospective) and outbuilding.

Case Officer: Ben McEwan

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 250926. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	250926
Address:	93 Silverdale Road, Earley, Wokingham, RG6 7NF.		
Proposal:	Householder application for the proposed garage conversion (retrospective) and outbuilding.		
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 proposed driveway parking was conditioned as part of consent 240287 and on that basis Highways DC has no objection to the proposed garage conversion. Clarification is requested on whether the parking layout and access has been implemented, and the necessary consent obtained from WBC traffic management.

Highways has no objection to the proposed outbuilding on the basis that this is to remain ancillary to the main dwelling.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed (INSERT: 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

Subject to confirmation that the previous conditions for 240287 have been met, or the same conditions will be required as follows:

1. *CF4 – PARKING (AS APPROVED)*
2. *The development shall not be occupied until the vehicular access from the highway has been altered to provide a centralised circa 3.6 metre wide dropped crossing, unless agreed otherwise, in writing, by WBC Traffic Management (this work will need separate authorisation from the Borough's*

Traffic Management section – see informative below). – DROPPED CROSSING

3. *CG5 (AMEND: circa 7.0m) - SURFACING OF ACCESS*

4. *Informative I22 – ACCESS CONSTRUCTION*

Date:

23/4/25

Signed:

AC