

Date: 20 July 2026
Application: 261318



**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: 261318

Applicant: Becci Warren

Site Address: 56 Hillside Road, Earley, Wokingham, RG6 7LP

Parish: Earley

Grid Reference: Easting - 475602, Northing - 171252

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey rear extension following conversion of existing garage to create habitable accommodation.

Case Officer: Kellen Hamilton

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 261318. 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 **10 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [JD]		
Service	WBC Highways	App No:	261318
Address:	56 Hillside Road, Earley, Wokingham, RG6 7LP.		
Proposal:	Householder application for the proposed single storey rear extension following conversion of existing garage to create habitable accommodation.		
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 application is for a proposed single storey rear extension and conversion of existing garage to create habitable accommodation.

Parking

The application was accompanied by a Parking Statement which states that the extension replaces a small garage which is currently unused due to its size.

The house currently has eight habitable rooms. While the parking note states that there will not be an increase in habitable rooms, the proposed study is regarded as habitable room. This results in a total of nine habitable rooms which would require three parking spaces.

The retainment of existing driveway (circa 13.3m x 7m) is likely sufficient to accommodate at least three cars, which is acceptable.

Cycle parking

The 1.7m wide direct access to the rear garden remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	06/08/2026	Signed:	JP [JD]
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