

Date: 17 September 2024
Application: 242366



**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: 242366

Applicant: Mr Stephen Sargood

Site Address: 77 Wilderness Road, Earley, Wokingham, RG6 7RF

Parish: Earley

Grid Reference: Easting - 474183, Northing - 171432

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion into habitable space with 1st floor extension above garage and loft conversion into habitable space with dormer. Addition of car port.

Case Officer: Kieran Neumann

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 242366. 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:	242366
Address:	77 Wilderness Road, Earley, Wokingham, RG6 7RF.		
Proposal:	Householder application for the proposed garage conversion into habitable space with 1st floor extension above garage and loft conversion into habitable spcae with dormer. Addition of car port.		
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 proposal will result in additional habitable rooms. The existing garage is to be converted however the remaining level of driveway parking is considered acceptable. The scheme includes a new car port and Highways has no objection to this.

Date:	20/9/24	Signed:	AC
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