

Date: 19 January 2026
Application: 260051



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: 260051

Applicant: Mr and Mrs Neil McCrossan

Site Address: 16 Northbury Lane, Ruscombe, Wokingham, RG10 9LQ

Parish: Ruscombe

Grid Reference: Easting - 479461, Northing - 176712

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey front extension for replacement porch, conversion of existing garage to habitable accommodation plus erection of detached double garage.

Case Officer: Nikita George

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 260051. 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 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	260051
Address:	16 Northbury Lane, Ruscombe, Wokingham, RG10 9LQ.		
Proposal:	Householder application for the proposed erection of single storey front extension for replacement porch, conversion of existing garage to habitable accommodation plus erection of detached double 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 proposed works consist of a double garage conversion, into habitable accommodation and the erection of a detached double garage. The proposed dwelling is to provide a total of 10 habitable rooms and retain the existing level of driveway parking.

Access

The proposed access is to be retained, this is acceptable.

Car Parking

The existing level of driveway parking are to be retained. A dwelling of this nature and scale require 3 car parking spaces. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space.

Despite garage is not essential for complying with the council's parking standards, the Highways welcome the provisions of additional garage parking spaces. There is ample space to accommodate this in the proposals in the double garage and remaining driveway space.

The internal dimension of the proposed garage is 7.0m (width) x 6.0m (length). The double garage facilities are acceptable and are in line with WBC parking standards.

Cycle Parking

A dwelling of this scale and location require the provision of 3 cycle parking spaces. The internal dimensions are sufficient to provide cycle storage facilities within the proposed garage. There is also direct access to the rear garden, therefore, the proposed arrangement is considered acceptable.

Conditions & Reasons (if required)

Date:	29.01.2026	Signed:	JP [SW]
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