

Date: 19 January 2026
Application: 253072



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 253072

Applicant: Mr Thomas Birkin

Site Address: 67 Lowther Road, Wokingham, Wokingham, RG41 1JB

Parish: Wokingham Town

Grid Reference: Easting - 479448, Northing - 170102

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion to create habitable accommodation plus erection of a single storey front extension to form porch along with changes to fenestration.

Case Officer: Cameron Young

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 253072. 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:	253072
Address:	67 Lowther Road, Wokingham, Wokingham, RG41 1JB.		
Proposal:	Householder application for the proposed garage conversion to create habitable accommodation plus erection of a single storey front extension to form porch along with changes to fenestration.		
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 garage conversion, to habitable accommodation, and an erection of a front porch. The proposed works indicate an increase of 1 habitable room. The proposed development contains 8 habitable rooms.

Access

The existing access arrangements are to be retained. This is considered acceptable.

Car Parking

The existing garage is unsuitable for vehicle storage. Therefore, there is no change in the parking provision. A dwelling of this nature and scale require the provision of 3 car parking spaces in line with WBC Parking Standards.

The applicant has submitted a parking plan (Ref: JC/0896/17) which shows two cars parked on the driveway. However, in the Design Access Statement it states that three parking spaces will be provided on hardstanding on the front drive. It is therefore unclear if the applicant is proposing to convert some of the front garden to hardstanding in order to accommodate the third parking space.

The applicant is to confirm the proposed parking arrangements which shall be in line with WBC standards. All parking spaces should have the minimum dimensions of 2.5 x 5.0m in line with WBC parking standards.

Cycle Parking

The loss of the garage requires alternative the cycle storage to be provided. Page 7 of the submitted DAS show clear access to the rear garden. This is considered acceptable.

Conditions & Reasons (if required)			
Date:	29.01.2026	Signed:	JP [SW]