

**Date:** 14 August 2025  
**Application:** 251867



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 251867

**Applicant:** Mr & Mrs Gopan

**Site Address:** 84 Hilmanton, Earley, Wokingham, RG6 4HN

**Parish:** Earley

**Grid Reference:** Easting - 473547, Northing - 169868

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed loft conversion, including installation of 3 No. roof-lights to the front elevation, and 2 No. roof lights to the rear elevation to form additional habitable space (Part Retrospective).

**Case Officer:** Tariq Bailey-Biggs

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 251867. 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

|                             |                                                                                                                                                                                                                                    |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | AC                                                                                                                                                                                                                                 |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                       | <b>App No:</b> | 251867 |
| <b>Address:</b>             | 84 Hilmanton, Earley, Wokingham, RG6 4HN.                                                                                                                                                                                          |                |        |
| <b>Proposal:</b>            | Householder application for the proposed loft conversion, including installation of 3 No. roof-lights to the front elevation, and 2 No. roof lights to the rear elevation to form additional habitable space (Part Retrospective). |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                  |                |        |
| <b>Site Visit Made:</b>     | 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 an additional habitable room however this will not have a significant impact in respect of the councils parking standards. The existing level of parking will be retained and this is considered acceptable.

|              |         |                |    |
|--------------|---------|----------------|----|
| <b>Date:</b> | 18/8/25 | <b>Signed:</b> | AC |
|--------------|---------|----------------|----|