

Date: 21 July 2025
Application: 251726



**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: 251726

Applicant: Mr & Mrs Skinner

Site Address: 38 Highfield Park, Wargrave, Wokingham, RG10 8LD

Parish: Wargrave

Grid Reference: Easting - 479896, Northing - 178953

Type of Development: Other Householder

Proposal: Householder application for the proposed single-storey rear extension, part garage conversion following demolition of existing conservatory, changes to fenestration and the addition of 2 no. roof lantern lights.

Case Officer: James Fuller

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 251726. 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:	JP		
Service	WBC Highways	App No:	251726
Address:	38 Highfield Park, Wargrave, Wokingham, RG10 8LD.		
Proposal:	Householder application for the proposed single-storey rear extension, part garage conversion following demolition of existing conservatory, changes to fenestration and the addition of 2 no. roof lantern lights.		
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

With reference to the approved first floor plan in planning approval 020946, the proposal will increase the numbers of habitable rooms from 5 to 6. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking spaces are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Village location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed parking provisions meet the council's parking requirement, which are acceptable.

The proposed storage is suitable for cycle parking, which is acceptable.

Conditions & Reasons (if required)

Date:	23/7/2025	Signed:	JP
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