

Date: 25 June 2026
Application: 261493



**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,

Variation/Removal of Condition Consultation

Application Number: 261493

Applicant: Mr James Fisher

Site Address: Bank Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX

Parish: Sonning

Grid Reference: Easting - 475266, Northing - 174540

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary condition 2 of planning consent 232027. Condition 2 refers to Approved Details and the variation is the conversion of the approved garage into a storeroom, and an enlargement to the plant room (internal), provision of parking space, removal of chimney stack from the building (west side elevation), removal of rear door to the garage and a slight increase to the extent of the windows/glazing at ground and first floor on the side (west) elevation of the dwelling.

Case Officer: Rowan Reynolds

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 261493. 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 **20 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261493
Address:	Bank Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX.		
Proposal:	Application to vary condition 2 of planning consent 232027. Condition 2 refers to Approved Details and the variation is the conversion of the approved garage into a storeroom, and an enlargement to the plant room (internal), provision of parking space, removal of chimney stack from the building (west side elevation), removal of rear door to the garage and a slight increase to the extent of the windows/glazing at ground and first floor on the side (west) elevation of the dwelling.		
Type of Development:	Minor Dwellings (1-9)		
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 involves conversion of garage to store. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space.

The applicant suggests existing driveway parking is not altered, which is acceptable.

It is, however, relevant to note that the proposed driveway alignment in submitted Drawing No. 23.16-003 has been amended, and the landscaping arrangement is not clearly labelled, so it might be different from the approved Drawing No. 2020/P0121 03A. The Highways shall be reconsulted if there are substantial changes in the driveway arrangement.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	2/7/2026	Signed:	JP
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