

Date: 31 March 2025
Application: 250746



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: 250746

Applicant: Ms Natalie Anderson

Site Address: 97 Fullbrook Avenue, Shinfield, Wokingham, RG7 1FE

Parish: Shinfield

Grid Reference: Easting - 472255, Northing - 166705

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension. Plus, a part garage conversion into habitable accommodation and changes to fenestration.

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 250746. 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:	AC		
Service	WBC Highways	App No:	250746
Address:	97 Fullbrook Avenue, Shinfield, Wokingham, RG7 1FE.		
Proposal:	Householder application for the proposed erection of a single storey rear extension. Plus, a part garage conversion into habitable accommodation and 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

The proposal will not result in any additional habitable rooms. Although the garage will be converted, this represents loss of 0.5 parking space which is not considered to represent a significant impact. In addition, there is unallocated, on-street parking within an accessible distance to the dwelling. The existing driveway parking for two vehicles will be retained and the level of parking is considered acceptable in this instance.

Date:	1/4/25	Signed:	AC
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