

Date: 15 December 2025
Application: 253030



**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: 253030

Applicant: Mr & Mrs G Legoux

Site Address: 24a Bramshill Close, Arborfield, Wokingham, RG2 9NF

Parish: Arborfield

Grid Reference: Easting - 476446, Northing - 165696

Type of Development: Other Householder

Proposal: Householder application for proposed conversion of the garage to habitable accommodation and changes to fenestration.

Case Officer: Nikita George

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 253030. 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 **8 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	253030
Address:	24a Bramshill Close, Arborfield, Wokingham, RG2 9NF.		
Proposal:	Householder application for proposed conversion of the garage to 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 development proposals are for the conversion of the garage into a habitable room, and changes to the fenestration.

The dwelling of 24a Bramshill Close was constructed in association with application no. 181276 for *"Full application for the erection of a detached 3no bedroom bungalow"* which was approved in 2018, subject to a series of conditions. Condition 9 stated that the garage is to be retained.

The proposed dwelling would have six habitable rooms, and as such would require two car parking spaces. WBC requires minimum dimensions of 2.5m x 5.0m for each car parking space. Highways understand that the existing driveway can be retained, and at least two car parking spaces of suitable dimensions can be accommodated on the driveway, which is acceptable.

The removal of the garage may result in the loss of existing cycle storage. However, as there is an existing gate providing access to the rear of the building, which is to be retained with the proposals, this is considered acceptable for cycle storage provision.

Conditions & Reasons (if required)

CF6 - PARKING AND TURNING (AS APPROVED)

Date:	06.01.2026	Signed:	JP [LS]
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