

Date: 23 March 2026
Application: 260667



**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: 260667

Applicant: Mr David Young

Site Address: 8 Farmers End, Charvil, Wokingham, RG10 9RZ

Parish: Charvil

Grid Reference: Easting - 477816, Northing - 175606

Type of Development: Other Householder

Proposal: Householder application for the proposed development of single-storey front extension and garage conversion forming habitable room.

Case Officer: Cameron Young

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 260667. 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 **15 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260667
Address:	8 Farmers End, Charvil, Wokingham, RG10 9RZ.		
Proposal:	Householder application for the proposed development of single-storey front extension and garage conversion forming habitable room.		
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

General

The proposals are for the conversion of the existing garage, and single storey front extension to form one additional habitable room.

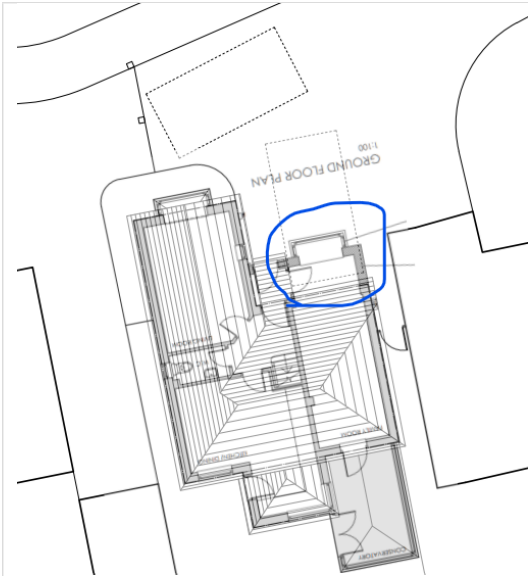
Parking

Parking is to be provided in line with WBC Parking Standards and require the minimum dimensions of 2.5m x 5.0m for each car parking space.

WBC Highways assess parking demand based on the number of habitable rooms. As the applicant has not provided first floor plans, the number of habitable rooms for the whole dwelling is unknown. The applicant is to provide all floor plans to enable WBC Highways to make this assessment.

A dwelling with up to 7 habitable rooms requires 2 car parking spaces, and 3 car parking spaces are required for 7 or more habitable rooms.

The Block & Site Plan currently indicates 2 car parking spaces. It is noted that the car parking space closest to the existing garage is shown overlapping with the proposed extension (as annotated below). This should be revised. All proposed parking shall not obstruct the footway and free flow of traffic along shared drive.



The parking arrangement should also be updated to reflect the requirements set out above.

It is noted that the site is spatially constrained, and it is not likely that 3 car parking spaces could be accommodated within the driveway.

Cycle Storage

Side access to the rear garden is to be retained. It will be acceptable to accommodate cycle parking demand within the rear garden.

Conditions & Reasons (if required)

Date:	07.04.26	Signed:	JP [LS]
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