

Date: 16 June 2025
Application: 251420



**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: 251420

Applicant: MR & MRS B ZACAROLI

Site Address: 25 Poundfield Way, Twyford, Wokingham, RG10 0XR

Parish: Invalid code

Grid Reference: Easting - 479710, Northing - 175076

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of existing garagewith replacement of the garage door with new fenestration to theelevation, alongside the erection of a single storey rear extension with associated alterations to the rear fenestration.

Case Officer: Abi Peacock

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 251420. 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:	251420
Address:	25 Poundfield Way, Twyford, Wokingham, RG10 0XR.		
Proposal:	Householder application for the proposed conversion of existing garage with replacement of the garage door with new fenestration to the elevation, alongside the erection of a single storey rear extension with associated alterations to the rear 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 result in an additional habitable room, however, this will not have as significant impact in respect of the council's parking standards.

Although the garage will be converted, the internal dimensions do not meet the council's current standards for parking a car and as such, there is no significant loss of parking.

The submitted drawing indicates two driveway parking spaces, and the level of parking is considered acceptable in this instance. Highways recommend that the parking spaces be increased in size to minimum dimensions of 5.0m x 2.5m, to comply with WBC parking standards.

Date:	18/6/25	Signed:	AC
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