

Date: 24 October 2024
Application: 242477



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: 242477

Applicant: Mr D Bragg

Site Address: 4 Farriers Close, Woodley, Wokingham, RG5 3DD

Parish: Invalid code

Grid Reference: Easting - 476044, Northing - 173532

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side and rear extension and a garage conversion following alterations and changes to existing fenestration on the existing conservatory.

Case Officer: Marcus Watts

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 242477. 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:	JP		
Service	WBC Highways	App No:	242477
Address:	4 Farriers Close, Woodley, Wokingham, RG5 3DD.		
Proposal:	Householder application for the proposed erection of a single storey side and rear extension and a garage conversion following alterations and changes to existing fenestration on the existing conservatory.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

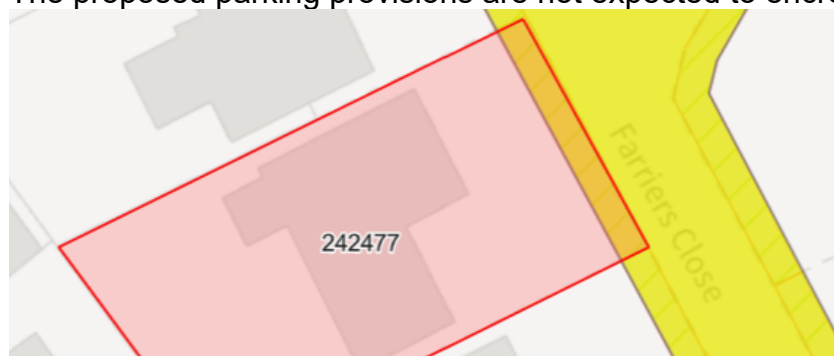
- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The proposal will reduce the numbers of habitable rooms from 5 to 3. Three driveway parking of dimensions circa 5m x 2.5m are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require a minimum of one parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed provisions of three parking by utilising the existing dropped crossing are welcomed. While the site has sufficient spaces to accommodate three parking as proposed, the applicant shall be aware the presence of highway verge 1.6m offset from the nearside of carriageway (overlapping among red and yellow areas). The proposed parking provisions are not expected to encroach the highway verge.



The proposed store will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	25/10/2024	Signed:	JP
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