

Date: 24 April 2025
Application: 250984



**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: 250984

Applicant: Ms Sultana Shaheen

Site Address: 12 Shefford Crescent, Wokingham, RG40 1YP

Parish: Wokingham Town

Grid Reference: Easting - 481582, Northing - 169650

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey front and side extension and garage conversion. Along with the modification of existing flat roof.

Case Officer: Ben McEwan

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 250984. 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:	250984
Address:	12 Shefford Crescent, Wokingham, RG40 1YP.		
Proposal:	Householder application for the proposed single storey front and side extension and garage conversion. Along with the modification of existing flat roof.		
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 site is in relation to a pre-application consultation reference 250498. The proposed floor plan is the same as that in 250498, but additional soft landscape has been added to the driveway in this proposal.

This proposal involves garage conversion, and the numbers of habitable rooms will increase from 8 to 9. Three driveway parking are proposed within the red line.

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

While the proposed driveway of circa 7.8m wide will have sufficient spaces for three driveway parking of suitable dimensions, the third parking space to the south will be unachievable by utilising the existing dropped crossing without encroaching the public footway.

The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF4 - PARKING (AS APPROVED)
2. CF9 - CYCLE PARKING (TO BE APPROVED)
3. CG5 (AMENDED: circa. 7m) - SURFACING OF ACCESS
4. I22 - ACCESS CONSTRUCTION

Date:	25/4/2025	Signed:	JP
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