

Date: 23 December 2024
Application: 243163



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 243163

Applicant: Mrs Sara Robinson

Site Address: 7 Church Lane, Three Mile Cross, Wokingham, RG7 1HB

Parish: Shinfield

Grid Reference: Easting - 472212, Northing - 168187

Type of Development: Other Householder

Proposal: Householder application for conversion of part of existing garage to habitable accommodation, along with internal alterations and fenestration changes.

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 243163. 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:	243163
Address:	7 Church Lane, Three Mile Cross, Wokingham, RG7 1HB.		
Proposal:	Householder application for conversion of part of existing garage to habitable accommodation, along with internal alterations and fenestration changes.		
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 applicant proposes to reduce the dimensions of existing 6.2m x 3.6m garage to 4.5m x 3.6m for additional habitable spaces. The proposal will increase the numbers of habitable rooms from 7 to 8. As the proposed garage does not fully meet the council's requirement for car parking, there will be a loss of 0.5 parking space. Five driveway parking of dimensions 4.7m x 2.4m are proposed within the red line.

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

The retainment of 10.9m x 9.3m driveway will have sufficient spaces for three car parking spaces with appropriate dimensions and by utilising the existing dropped crossing. However, the proposed parking arrangement cannot be served by the existing dropped crossing. Car parking spaces will be conditioned below.

If the applicant may wish to relocate the dropped crossing to facilitate vehicles manoeuvring and parking, separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

While the proposed garage of dimensions 4.5m x 3.6m does not fully meet the council's minimum requirement of 6m x 3m for car parking, the provision garage is not essential to meet the parking standards, which is acceptable.

As the garage will be retained for storage in the proposal, it remains as a suitable location for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. CF3 (AMEND: Prior to occupation) - PARKING (TO BE APPROVED)

Date:	27/12/2024	Signed:	JP
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