

Date: 31 July 2024
Application: 241931



**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: 241931

Applicant: Louise Simmons

Site Address: 16 Crutchley Road, Wokingham, RG40 1XA

Parish: Wokingham Town

Grid Reference: Easting - 481592, Northing - 169440

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a single storey front extension along with conversion of the existing attached garage into habitable accommodation plus new pitched roof over entrance and additional roof light.

Case Officer: Adriana González

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 241931. 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:	241931
Address:	16 Crutchley Road, Wokingham, RG40 1XA.		
Proposal:	Householder application for proposed erection of a single storey front extension along with conversion of the existing attached garage into habitable accommodation plus new pitched roof over entrance and additional roof light.		
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

While the total numbers of habitable rooms cannot be identified in the submission, the proposal involves single storey extension, which will increase two habitable rooms on the ground floor. The existing garage of 5.2m x 2.5m does not fully meet the council's requirements for car parking, resulting in no loss of garage parking space. Three driveway parking spaces of dimensions 5m x 2.5m are proposed within the red line.

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

The three proposed parking spaces will be sufficient to meet the council's parking requirements by utilising the existing dropped crossing, which is acceptable.

There is no direct access to the rear garden and the garage has been removed from the proposal. Alternative cycle storage provision shall be identified.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	1/8/2024	Signed:	JP
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