

Date: 6 September 2024
Application: 241925



**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: 241925

Applicant: mrs C A Sinclair

Site Address: 21 Langhams Way, Wargrave, Wokingham, RG10 8AX

Parish: Wargrave

Grid Reference: Easting - 479011, Northing - 178743

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a first floor front, side and rear extension, along with changes to fenestration and garage conversion to facilitate a study, utility room and W/C.

Case Officer: Kieran Neumann

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 241925. 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:	241925
Address:	21 Langhams Way, Wargrave, Wokingham, RG10 8AX.		
Proposal:	Householder application for proposed erection of a first floor front, side and rear extension, along with changes to fenestration and garage conversion to facilitate a study, utility room and W/C.		
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 additional habitable rooms and conversion of the garage. For a dwelling of this size and in this location, the councils parking standards require a minimum of three parking spaces to be provided within the red line.

The submitted drawing indicates an acceptable level of parking, however, each parking space is required to have minimum dimensions of 5.0m x 2.5m – a revised plan is requested to demonstrate this.

In addition, please confirm if the parking already exists?

Should works be needed to achieve the proposed level of parking, in respect of access, Traffic management are unlikely to support any further extension to the dropped crossing. Therefore, the revised plan may consider providing the third parking space at an angle so that it may be accessed from the existing dropped crossing (see sketch below).



In the absence of the existing garage, please provide details of how access can be achieved to secure and covered cycle storage within the rear garden. There does not appear to be a footpath or gate into the rear garden (refer to above sketch).

Date :	12/9/24	Signed :	AC
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