

Date: 9 October 2024
Application: 242563



**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: 242563

Applicant: Mr & Ms Chris & Sarah Priddle & Thake

Site Address: 10 Commons Road, Wokingham, Wokingham, RG41 1JG

Parish: Wokingham Town

Grid Reference: Easting - 479706, Northing - 169943

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey side and rear extension, including a loft conversion and rear dormer.

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 242563. 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:	242563
Address:	10 Commons Road, Wokingham, Wokingham, RG41 1JG.		
Proposal:	Householder application for the proposed single storey side and rear extension, including a loft conversion and rear dormer.		
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 numbers of habitable rooms will remain unchanged as 6 after the extensions. Three driveway parking spaces of dimension 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 two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the third parking space is not essential for complying the council's parking requirement, the Highways welcome the additional provision. The driveway will have sufficient spaces for three parking spaces by utilising the existing dropped crossing, which is acceptable.

The 0.9m wide direct access to the rear garden will be suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	10/10/2024	Signed:	JP
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