

Date: 6 February 2025
Application: 250201



**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: 250201

Applicant: Miss Charlotte Gibbs

Site Address: 34 Trefoil Close, Wokingham, RG40 5YQ

Parish: Wokingham Town

Grid Reference: Easting - 482275, Northing - 169355

Type of Development: Other Householder

Proposal: Householder application for proposed two storey side extension, plus single storey rear extension, along with changes to fenestration. Followed by the demolition of the existing garage and conservatory.

Case Officer: Claire Moore

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 250201. 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:	250201
Address:	34 Trefoil Close, Wokingham, RG40 5YQ.		
Proposal:	Householder application for proposed two storey side extension, plus single storey rear extension, along with changes to fenestration. Followed by the demolition of the existing garage and conservatory.		
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 an additional habitable room. The existing double garage is to be removed and a replacement single garage provided, however, the internal dimensions do not meet the councils current standards for parking.

The councils parking standards recommend provision of three parking spaces for the proposed number of habitable rooms, in this location. The submitted drawing indicates additional driveway parking to be provided, and this would be suitable for at least three parking spaces measuring 5.0m x 2.5m. The proposed level of parking is therefore considered acceptable.

There is already a dropped crossing in this location, therefore it is not anticipated that any works will need to take place in the public highway. However, the widened driveway will need to be surfaced with a hard bound material, and this is indicated on the submitted drawing.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)
2. CG5 (AMEND: for a distance of circa 7.0 metres) - SURFACING OF ACCESS

Date:	7/2/25	Signed:	AC
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