

Date: 14 August 2024
Application: 241882



**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: 241882

Applicant: Mr & Mrs Witts

Site Address: 21 Hubbard Close, Twyford, Wokingham, RG10 0XU

Parish: Invalid code

Grid Reference: Easting - 479664, Northing - 174958

Type of Development: Other Householder

Proposal: Householder application for proposed loft conversion to create habitable accommodation to include 2no side dormers and additional roof lights plus removal of the existing chimney.

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 241882. 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:	241882
Address:	21 Hubbard Close, Twyford, Wokingham, RG10 0XU.		
Proposal:	Householder application for proposed loft conversion to create habitable accommodation to include 2no side dormers and additional roof lights plus removal of the existing chimney.		
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. For a development of this size and in this location the councils parking standards require up to three parking spaces to be available.

Although not to the full standards, this is an existing situation and it is considered that the existing driveway could accommodate up to three parking spaces. The level of parking is therefore considered acceptable in this instance.

Date:	15/8/24	Signed:	AC
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