

Date: 14 August 2024
Application: 242030



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: 242030

Applicant: Mr A Hysa

Site Address: 8 Salmond Road, Shinfield, Wokingham, RG2 8QN

Parish: Shinfield

Grid Reference: Easting - 472505, Northing - 168848

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey front, side and rear extensions, a single storey front extension, a loft conversion to create habitable accommodation, changes to fenestration followed by the demolition of the existing detached garage.

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 242030. 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

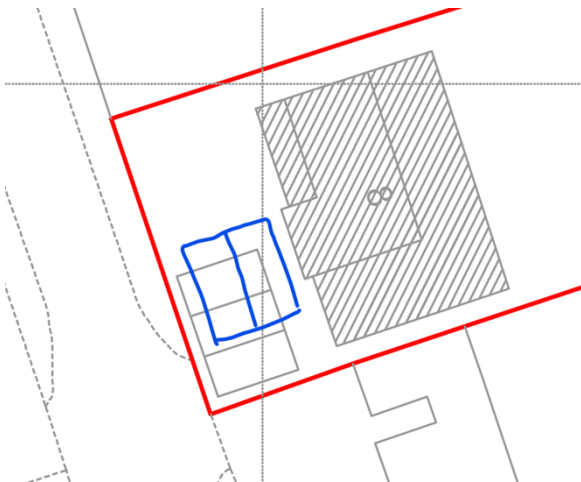
From:	AC		
Service	WBC Highways	App No:	242030
Address:	8 Salmond Road, Shinfield, Wokingham, RG2 8QN.		
Proposal:	Householder application for the proposed two storey front, side and rear extensions, a single storey front extension, a loft conversion to create habitable accommodation, changes to fenestration followed by the demolition of the existing detached garage.		
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 and removal of the existing garage. The submitted drawing indicates additional and replacement driveway parking. However, this would require an extension to the access, which would not comply with Traffic Management guidance. There is also a telegraph pole in this location which would need to be relocated. Highways therefore request a revised plan which utilises the existing access to serve two additional parking spaces (see sketch below):



If the applicant wishes to pursue an alternative access arrangement, this will need to be undertaken outside of the planning process, liaising directly with WBC Traffic Management team.

Date:	16/8/24	Signed:	AC
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