

Date: 8 April 2025
Application: 250822



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 250822

Applicant: Mr Steve Veitch

Site Address: 47 Marks Road, Wokingham, RG41 1NR

Parish: Wokingham Town

Grid Reference: Easting - 480241, Northing - 169697

Type of Development: Other Householder

Proposal: Householder application for proposed first floor side extension, along with works to the roof. Following a single storey rear extension, plus a garage conversion to facilitate habitable accommodation along with changes to fenestration. Followed by the demolition of the existing 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 250822. 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:	250822
Address:	47 Marks Road, Wokingham, RG41 1NR.		
Proposal:	Householder application for proposed first floor side extension, along with works to the roof. Following a single storey rear extension, plus a garage conversion to facilitate habitable accommodation along with changes to fenestration. Followed by the demolition of the existing 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 increase the numbers of habitable rooms from 6 to 8. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Whilst the proposed driveway will have ample space for parking, the applicant is advised that all parking spaces are expected to utilise the existing dropped crossing. This can be achieved by moving the third parking towards the dwelling or adjusting the orientation of the proposed parking.

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF3 - PARKING (TO BE APPROVED)
2. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	9/4/2025	Signed:	JP
--------------	----------	----------------	----