

Date: 20 August 2024
Application: 242121



**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: 242121

Applicant: Mr & Mrs K Durell

Site Address: 4 Meadow Road, Wokingham, RG41 2TD

Parish: Wokingham Town

Grid Reference: Easting - 480183, Northing - 168689

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion with raising of the roof along with changes to fenestrations.

Case Officer:

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 242121. 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:	242121
Address:	4 Meadow Road, Wokingham, RG41 2TD.		
Proposal:	Householder application for the proposed garage conversion with raising of the roof along with changes to fenestrations.		
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

While the total numbers of habitable rooms cannot be identified in the submission, the numbers of habitable rooms on the ground floor will be increased by 2. Four driveway parking are proposed within the red line.

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

The driveway will have sufficient spaces for three or more parking, which is acceptable.

Direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	20/8/2024	Signed:	JP
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