

Date: 10 September 2024
Application: 242217



**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: 242217

Applicant: Andrew Coates

Site Address: 2 Kiln Ride, Finchampstead, Wokingham, RG40 3JL

Parish: Finchampstead

Grid Reference: Easting - 480259, Northing - 165979

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side extension to form a garage.

Case Officer: Victoria Morgan

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 242217. 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:	242217
Address:	2 Kiln Ride, Finchampstead, Wokingham, RG40 3JL.		
Proposal:	Householder application for the proposed erection of a single storey side extension to form a 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 erect a garage of dimensions 7.2m x 4.5m, resulting in an increase in 0.5 parking space. The applicant will seek consent for a new dropped crossing just before the double yellow lines on the junction of Wokingham Road to serve the proposed garage space, upon the planning permission is granted.

The Traffic Management (TM) team has been consulted. The recommended maximum width of a dropped kerb is 3.6m and they have no objection in principle for the proposed position of dropped crossing.

Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Conditions & Reasons (if required)

1. The development shall not be occupied until the vehicular access from the highway has been constructed to provide a dropped crossing of maximum 3.6m wide, unless agreed otherwise, in writing, by WBC Traffic Management (this work will need separate authorisation by the Borough's Traffic Management section – see informative below). – DROPPED CROSSING
2. CG5 - SURFACING OF ACCESS
3. Informative I22 – ACCESS CONSTRUCTION

Date:	11/9/2024	Signed:	JP
--------------	-----------	----------------	----