

Date: 17 February 2025
Application: 250361



**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: 250361

Applicant: Mr David Barnett

Site Address: 33 Hilltop Road, Twyford, Wokingham, RG10 9BJ

Parish: Twyford

Grid Reference: Easting - 479097, Northing - 176905

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension to form a porch, and a single storey side/rear extension following demolition of the existing detached garage.

Case Officer: Marcus Hillman

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 250361. 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:	250361
Address:	33 Hilltop Road, Twyford, Wokingham, RG10 9BJ.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form a porch, and a single storey side/rear extension following 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

A Pre-application (Reference 243159) has been submitted prior to the formal planning application. The Highways have provided recommendations based on the same proposed ground floor plan. The overall numbers of habitable rooms have been enquired in the pre-app.

According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the total numbers of habitable rooms still cannot be identified from the submission, there will be two additional habitable rooms on the ground floor. Given the existing dwelling to be a 3-bedroom house and the submitted ground floor arrangement, it is reasonable to assume that the proposed dwelling will have six to seven habitable rooms. Two driveway parking provisions can be marginally acceptable for this instance.

However, the applicant shall reduce the length of the proposed utility room by a minimum of 0.3m, to extend the length of driveway to a minimum of 10m to prevent encroachment of public footway.

It is noted that clarity on the need for the extension and the intended use has been further discussed between the applicant and the planning officer, it is therefore the planning officer to consider if the proposed parking arrangements are acceptable.

A 0.9m wide direct access to the rear garden is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)			
Date:	19/2/2025	Signed:	JP