

Date: 23 April 2025
Application: 250761



**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: 250761

Applicant: Mr & Mrs Pietrzak

Site Address: 10 South Close, Wokingham, RG40 2DJ

Parish: Wokingham Town

Grid Reference: Easting - 481532, Northing - 167934

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey front extension with works to the existing roof, along with a front porch. Followed by a part garage conversion to facilitate habitable accommodation and changes to fenestration.

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 250761. 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:	250761
Address:	10 South Close, Wokingham, RG40 2DJ.		
Proposal:	Householder application for the proposed erection of a two storey front extension with works to the existing roof, along with a front porch. Followed by a part garage conversion to facilitate habitable accommodation and changes to fenestration.		
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 8 to 9. A garage and 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.

The proposed driveway will have sufficient spaces for three parking of suitable dimensions, which is acceptable.

Despite garage is not essential for complying with the council's parking standards, the Highways welcome the provision of a garage of dimension 6.1m x 4.3m, contributing to 0.5 additional parking space.

The proposed direct access to the rear garden is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	24/4/2025	Signed:	JP
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