

Date: 28 November 2024
Application: 242973



**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: 242973

Applicant: MIKE HE

Site Address: 7 Bythorn Close, Earley, Wokingham, RG6 3BH

Parish: Wokingham Town

Grid Reference: Easting - 476296, Northing - 170845

Type of Development: Other Householder

Proposal: Householder application for the proposed first floor front extension with gable end, first floor side extension above garage, ground floor front extension and partial garage conversion.

Case Officer: Cameron Young

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 242973. 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:	AC		
Service	WBC Highways	App No:	242973
Address:	7 Bythorn Close, Earley, Wokingham, RG6 3BH.		
Proposal:	Householder application for the proposed first floor front extension with gable end, first floor side extension above garage, ground floor front extension and partial garage conversion.		
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 result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards.

The double garage is proposed to be reduced to a single garage. Neither the existing or proposed garages meet the council's current standards for parking and as such there is no significant impact associated with this alteration. Notwithstanding this, the retained single garage could be used by smaller vehicles or for cycle storage.

The existing level of driveway parking will be retained and this is considered acceptable in this instance.

Date:	29/11/24	Signed:	AC
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