

**Date:** 9 January 2025  
**Application:** 243038



**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:** 243038

**Applicant:** Miss Vikki Martin

**Site Address:** 45 Luckley Road, Wokingham, RG41 2ES

**Parish:** Wokingham Town

**Grid Reference:** Easting - 480981, Northing - 167256

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed hip to gable roof extensions and modification of the roof, insertion of a rooflight, 2 no. front dormers and 1 no. rear dormer to create first floor accommodation following removal of 2 no. chimneys, plus erection of a single storey rear extension.

**Case Officer:** Claire Moore

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 243038. 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

|                             |                                                                                                                                                                                                                                                                                                   |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                                                                                |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                                      | <b>App No:</b> | 243038 |
| <b>Address:</b>             | 45 Luckley Road, Wokingham, RG41 2ES.                                                                                                                                                                                                                                                             |                |        |
| <b>Proposal:</b>            | Householder application for the proposed hip to gable roof extensions and modification of the roof, insertion of a rooflight, 2 no. front dormers and 1 no. rear dormer to create first floor accommodation following removal of 2 no. chimneys, plus erection of a single storey rear extension. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                                                                                 |                |        |
| <b>Site Visit Made:</b>     | 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 6 to 10. The existing driveway parking of dimensions 5m x 2.5m will be retained.

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 retainment of four driveway parking by utilising the existing dropped crossing is acceptable.

No negative impacts on abilities for cycle storage are expected, which is considered acceptable.

## Conditions & Reasons (if required)

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 13/1/2025 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|