

Date: 19 February 2025
Application: 243149



**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: 243149

Applicant: Mr Kloppers

Site Address: High Chimneys, North Wing, Davis Street, Hurst, Wokingham, RG10 0TH

Parish: St. Nicholas Hurst

Grid Reference: Easting - 478511, Northing - 171792

Type of Development: Other Householder

Proposal: Householder application for the proposed partial conversion of the existing triple garage into ancillary habitable accommodation, erection of a two storey side extension to the existing garage, and changes to fenestration including a dormer and rooflights

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 243149.

The new details are as follows: **A revised parking plan has been submitted following a request from the Council's Highways officer.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Claire Moore.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Claire Moore
Service	WBC Highways	App No:	243149
Address:	High Chimneys, North Wing, Davis Street, Hurst, Wokingham, RG10 0TH.		
Type of Development:	Other Householder		
Proposal:	Householder application for the proposed partial conversion of the existing triple garage into ancillary habitable accommodation, erection of a two storey side extension to the existing garage, and changes to fenestration including a dormer and rooflights		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The Highways received the revised parking plan to address the Highways responses dated 17th January 2025.

As the revised proposal description confirms that the proposed outbuilding will be ancillary to the main dwelling, the four proposed driveway parking will meet the council's parking requirement, which is acceptable.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	21/2/2025	Signed:	JP
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