

Date: 14 January 2025
Application: 250036



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: 250036

Applicant: Mr Robert Povey

Site Address: 44 Woodward Close, Winnersh, Wokingham, RG41 5NW

Parish: Winnersh

Grid Reference: Easting - 478545, Northing - 170387

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 rear extension with lantern rooflights, plus part conversion of the garage to habitable accommodation with associated changes to fenestration, and installation of 1 no. air source heat pump and 1 no. air conditioning plant.

Case Officer: Ben McEwan

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 250036. 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:	250036
Address:	44 Woodward Close, Winnersh, Wokingham, RG41 5NW.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form a porch and a single storey rear extension with lantern rooflights, plus part conversion of the garage to habitable accommodation with associated changes to fenestration, and installation of 1 no. air source heat pump and 1 no. air conditioning plant.		
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. The retained garage does not meet the councils standards for parking a car, due to its internal dimensions. Therefore, Highways recommend that driveway parking for three vehicles be provided. Each parking space shall be indicated on a revised plan with minimum dimensions of 5.0m x 2.5m. The existing dropped crossing shall be utilised.

Date:	16/1/25	Signed:	AC
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