

Date: 20 December 2024
Application: 243029



**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: 243029

Applicant: Mr Robert Coates

Site Address: 2 Elliotts Green Cottages, Broadcommon Road, Hurst, Wokingham, RG10 0RG

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480010, Northing - 173608

Type of Development: Other Householder

Proposal: Householder application for a proposed carport.

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 243029. 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:	243029
Address:	2 Elliotts Green Cottages, Broadcommon Road, Hurst, Wokingham, RG10 0RG.		
Proposal:	Householder application for a proposed carport.		
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 applicant proposes an outbuilding on existing gravel drive, with one carport space of dimensions 5.5m x 3.2m and a storage. The Highways have made reference of the latest approved Planning Application Reference 182150 as the existing plan.

The site is in relation to a pre-application consultation reference 242414. The scale of the proposed outbuilding has been reduced from two carport spaces to one carport space.

According to the WBC Car Parking Standards, the development of such scale in Village location will generally require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

One carport space and two driveway parking space are proposed within the red line. As the exact position of the site access cannot be identified from the submission, the Highways have tried to overlay the proposed site plan with the approved site plan, but those plans do not align.

The applicant is required to revise the proposed site plan to indicate the position of the proposed outbuilding in relation to the approved site access to ensure that the existing site access can be utilised.

If the applicant may wish to relocate the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Conditions & Reasons (if required)

Date:	23/12/2024	Signed:	JP
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