

Date: 20 August 2024
Application: 242085



**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: 242085

Applicant: Darren and Laura Clayton

Site Address: 95 Hyde End Lane, Spencers Wood, Wokingham, RG7 1ES

Parish: Shinfield

Grid Reference: Easting - 472480, Northing - 167459

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey side extension, single storey rear extension. Followed by the erection of a front porch, loft conversion along with 1No dormer to create habitable accommodation and changes to fenestration.

Case Officer: Kieran Neumann

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 242085. 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:	242085
Address:	95 Hyde End Lane, Spencers Wood, Wokingham, RG7 1ES.		
Proposal:	Householder application for the proposed two storey side extension, single storey rear extension. Followed by the erection of a front porch, loft conversion along with 1No dormer to create habitable accommodation and changes to fenestration.		
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 additional habitable rooms. The side extension will affect the existing driveway parking. The proposed plan indicates three parking spaces. Although the level of parking is considered acceptable in principle, the layout of the middle parking space is not considered practical and would also obstruct access to the front door.

Highways recommend a revised parking layout as per the below sketch. Each parking space shall have dimensions of 5.0m x 2.5m.

REVISION

DATE

DRG. REMAINS COPYRIGHT OF THE ARCHITECT.
 DIMENSIONAL DISCREPANCIES TO BE REFERRED
 TO THE ARCHITECT
 DO NOT SCALE

DRAWING STATUS
 PRELIMINARY ☒ FOR APPROVAL ☐ CONSTRUCTION ☐

Proposed rear box dormer

Proposed rooflights

3no. 2.5m parking space

Existing gates retained

Existing driveway extended with permeable paving

There are two existing accesses. The southern access will need to be resurfaced with a hard bound material for a minimum distance of 5.0m to prevent any loose material onto the public highway. The permeable paving indicated would achieve this.

Date:	22/8/24	Signed:	AC
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