

Date: 20 August 2024
Application: 241967



**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: 241967

Applicant: Mr Venkata Rao Kommineni

Site Address: 7 Lane End Close, Shinfield, Wokingham, RG2 9AS

Parish: Shinfield

Grid Reference: Easting - 473237, Northing - 168595

Type of Development: Other Householder

Proposal: Householder application for proposed single storey side and rear extension along with changes to fenestration, followed by raising of the roof to facilitate habitable accommodation.

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 241967. 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:	241967
Address:	7 Lane End Close, Shinfield, Wokingham, RG2 9AS.		
Proposal:	Householder application for proposed single storey side and rear extension along with changes to fenestration, followed by raising of the roof to facilitate habitable accommodation.		
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 and removal of the existing garage.

For a dwelling of this size, in this location, the council's standards recommend three parking spaces to be provided.

Although the submitted drawing indicates the correct level of parking, the spaces do not meet the minimum dimensions required by the council's standards.

Therefore, a revised plan is requested which indicates three parking spaces, each with dimensions of 5.0m x 2.5m. The driveway will need to be widened to accommodate this.

Date:	22/8/24	Signed:	AC
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