

Date: 29 April 2025
Application: 251020



**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: 251020

Applicant: Clare Sturdy

Site Address: 2 Grange Cottages, Broadcommon Road, Hurst, Wokingham, RG10 0RD

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480653, Northing - 173228

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion into habitable accommodation.

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 251020. 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:	251020
Address:	2 Grange Cottages, Broadcommon Road, Hurst, Wokingham, RG10 0RD.		
Proposal:	Householder application for the proposed garage conversion into 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

General

The site is in relation to an approved certificate of lawfulness 250492 for the dwelling with seven habitable rooms. As the proposed annex will be ancillary to the main dwelling, the proposal will increase the total numbers of habitable rooms from 7 to 9. The applicant proposes to convert the existing garage of dimensions circa 5.3m x 5.3m, which does not fully meet the council's requirements for car parking, so there will be no loss of parking space.

Access

It is proposed that the site is currently accessed via a private shared access to the rear of the row of cottages. As the proposed red line does not connect with the public highways for vehicle access, the applicant is required to clarify the existing access arrangement of the site, to ensure the free flow of traffic along the shared drive will not be obstructed by proposed parking and turning. The applicant shall include those details in blue line or in revised red line.

Parking

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

The Highways will assess if the proposed driveway has sufficient spaces for car parking upon the access arrangement has been clarified.

Cycle Provisions

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified in this proposal or when discharging the condition.

Conditions & Reasons (if required)

Date:	30/4/2025	Signed:	JP
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