

Date: 6 November 2024
Application: 242738



**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: 242738

Applicant: Mr and Ms Scott Drummond-Bayne and Dar-el

Site Address: 29 Meadow Road, Wokingham, RG41 2TE

Parish: Wokingham Town

Grid Reference: Easting - 480055, Northing - 168386

Type of Development: Other Householder

Proposal: Householder application for a proposed single-storey rear and two- storey side extension, along with a front porch.

Case Officer: Claire Moore

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 242738. 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		
CC:	JP		
Service	WBC Highways	App No:	242738
Address:	29 Meadow Road, Wokingham, RG41 2TE.		
Proposal:	Householder application for a proposed single-storey rear and two- storey side extension, along with a front porch.		
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 (from 5 to 7).

The submitted drawing indicates three parking spaces provided across the frontage. However, the councils Traffic Management team are unlikely to support a dropped crossing of this length, and in addition, there is potential conflict with a lamp column.

Therefore, Highways DC would accept provision of two parking spaces in this instance and to utilise the existing dropped crossing. A revised plan is requested to demonstrate this. The proposed front porch shall also be indicated on the parking layout to ensure two no. 5.0m x 2.5m spaces can be provided without obstructing access to the front door.

Date:	7/11/24	Signed:	AC
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