

Date: 12 November 2024
Application: 242831



**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: 242831

Applicant: Mr and Mrs Holland

Site Address: 34 St Patricks Avenue, Charvil, Wokingham, RG10 9RA

Parish: Charvil

Grid Reference: Easting - 477273, Northing - 176318

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a new front porch, single storey front extension, two storey rear extension with installation of roof lights, new garage roof and changes to existing fenestration and roof.

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 242831. 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:	242831
Address:	34 St Patricks Avenue, Charvil, Wokingham, RG10 9RA.		
Proposal:	Householder application for the proposed erection of a new front porch, single storey front extension, two storey rear extension with installation of roof lights, new garage roof and changes to existing fenestration and roof.		
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 increase the numbers of habitable rooms from 7 to 8. The garage will reduce from 9.8m x 2.7m to 8.5m x 2.7m. As both the existing and proposed garage does not fully meet the council's requirements for car parking, there will be no loss of parking space. Two existing driveway parking will be retained within the red line.

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

The retainment of existing driveway spaces will meet the council's requirements, which is acceptable.

No negative impact on abilities for cycle storage is expected, which is acceptable.

Conditions & Reasons (if required)

Date:	14/11/2024	Signed:	JP
--------------	------------	----------------	----