

Date: 10 September 2024
Application: 242217



**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: 242217

Applicant: Andrew Coates

Site Address: 2 Kiln Ride, Finchampstead, Wokingham, RG40 3JL

Parish: Finchampstead

Grid Reference: Easting - 480259, Northing - 165979

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side extension to form a garage.

Case Officer: Victoria Morgan

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 242217. 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:	242217
Address:	2 Kiln Ride, Finchampstead, Wokingham, RG40 3JL.		
Proposal:	Householder application for the proposed erection of a single storey side extension to form a garage.		
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 erect a garage of dimensions 7.2m x 4.5m, resulting in an increase in 0.5 parking space. While the additional parking provision is welcomed, there is insufficient turning space for the parked car from the garage to enter and leave the site, by utilising the existing dropped crossing, when the driveway parking spaces are occupied.

The applicant is required either:

- to provide the swept path of a large saloon car entering and leaving the garage from the site access by utilising the existing dropped crossing;
- to propose a relocation of the existing dropped crossing that serve both the driveway parking and garage parking, or
- to confirm an additional dropped crossing will be provided to serve the proposed garage space.

The recommended maximum width by the Traffic Management team is 3.6m. If the applicant may wish to relocate the existing dropped crossing or to provide an additional dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing.

Conditions & Reasons (if required)

Date:	10/9/2024	Signed:	JP
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