

Date: 18 October 2024
Application: 242639



**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: 242639

Applicant: Mr Arex Kulczynski

Site Address: 23B Pine Drive, Finchampstead, Wokingham, RG40 3LD

Parish: Finchampstead

Grid Reference: Easting - 480160, Northing - 165260

Type of Development: Other Householder

Proposal: Householder application for proposed raising of the detached garage roof and eaves to facilitate first floor habitable accommodation including the erection of 1 No dormer and external enclosed staircase.

Case Officer: Cameron Young

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 242639. 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:	242639
Address:	23B Pine Drive, Finchampstead, Wokingham, RG40 3LD.		
Proposal:	Householder application for proposed raising of the detached garage roof and eaves to facilitate first floor habitable accommodation including the erection of 1 No dormer and external enclosed staircase.		
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 site is in relation to a pre-application consultation (Ref.: 241591) for the detached garage and an approved planning application (Ref. 242161) for the main dwelling.

The proposal will provide one additional habitable room through garage conversion. As the applicant confirms that the new habitable room will be ancillary to the main dwelling, the proposal will increase the total numbers of habitable rooms from 8 to 9. There will be no changes to the existing garage and driveway parking provisions.

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 retainment of three existing driveway parking will meet the council's requirement, which is acceptable.

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

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: outbuilding) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:

18/10/2024

Signed:

JP