

Date: 12 December 2024
Application: 243123



**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: 243123

Applicant: Mr. Arturas Babakinas

Site Address: 38 South Lake Crescent, Woodley, Wokingham, RG5 3QJ

Parish: Woodley

Grid Reference: Easting - 476461, Northing - 172139

Type of Development: Other Householder

Proposal: Householder application for the proposed garage extension and conversion to habitable area, insertion of rooflight and changes to fenestration.

Case Officer: Marcus Hillman

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 243123. 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:	243123
Address:	38 South Lake Crescent, Woodley, Wokingham, RG5 3QJ.		
Proposal:	Householder application for the proposed garage extension and conversion to habitable area, insertion of rooflight and changes to fenestration.		
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

While the total numbers of habitable rooms cannot be identified from the submission, the numbers of habitable rooms on ground floor will remain unchanged after the garage extension and conversion.

As both the existing and proposed garages do not fully meet the council's requirement for car parking, there will be no gain or loss of parking space. Four existing driveway parking of dimensions 5m x 2.7m are retained within the red line.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The proposed garage remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	13/12/2024	Signed:	JP
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