

Date: 3 December 2024
Application: 243009



**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: 243009

Applicant: Mrs Viviana D'Gennraro

Site Address: 26 Somerton Gardens, Earley, Wokingham, RG6 5XG

Parish: Earley

Grid Reference: Easting - 474459, Northing - 170726

Type of Development: Other Householder

Proposal: Householder application for the proposed part conversion of the garage to habitable accommodation, plus changes to fenestration.

Case Officer: Dilumi Warnakulasuriya

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 243009. 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		
Service	WBC Highways	App No:	243009
Address:	26 Somerton Gardens, Earley, Wokingham, RG6 5XG.		
Proposal:	Householder application for the proposed part conversion of the garage to habitable accommodation, plus 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

There is an existing double garage and driveway parking for a minimum of two vehicles. The proposal will not result in any additional habitable rooms.

The proposed part garage conversion aims to retain a single garage. The existing garage has a width of 5.0m which would have met historic parking standards. The retained garage is not considered suitable for parking in respect of its width.

Therefore, Highways request a revised plan that increases the internal width of the retained single garage. It is unlikely to be possible to increase this to the full 3.0m to meet the WBC current standards, however, a minimum width of 2.5m appears to be achievable and this could continue to accommodate smaller cars.

Date:	5/12/24	Signed:	AC
--------------	---------	----------------	----