

Date: 15 October 2024
Application: 242586



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: 242586

Applicant: Mr and Mrs Brierley

Site Address: 106 Nightingale Road, Woodley, Wokingham, RG5 3LY

Parish: Woodley

Grid Reference: Easting - 476098, Northing - 172130

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a new porch, single storey rear extension following a garage conversion into habitable accommodation, installation of roof lights and changes to existing fenestration.

Case Officer: Marcus Watts

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 242586. 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:	242586
Address:	106 Nightingale Road, Woodley, Wokingham, RG5 3LY.		
Proposal:	Householder application for the proposed erection of a new porch, single storey rear extension following a garage conversion into habitable accommodation, installation of roof lights and changes to existing 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

The proposal will increase the numbers of habitable rooms from 6 to 7 and will lose a garage of dimensions 4.3m x 2m. As the garage does not fully meet the council's requirements for car parking, there will be no loss of garage parking space. Two driveway parking of dimensions 4.8m x 2.4m are proposed within the red line.

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

The proposed driveway will have sufficient spaces to retain two driveway parking of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	16/10/2024	Signed:	JP
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