

Date: 7 August 2024
Application: 241944



**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: 241944

Applicant: Mr Mike Robson

Site Address: 15 Hart Dyke Close, Wokingham, RG41 2HQ

Parish: Wokingham Town

Grid Reference: Easting - 480612, Northing - 166914

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a single storey rear extension following demolition of the 2no existing conservatories plus extension to the existing detached garage along with partial conversion into habitable space following demolition of the existing shed.

Case Officer: James Fuller

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 241944. 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:	241944
Address:	15 Hart Dyke Close, Wokingham, RG41 2HQ.		
Proposal:	Householder application for proposed erection of a single storey rear extension following demolition of the 2no existing conservatories plus extension to the existing detached garage along with partial conversion into habitable space following demolition of the existing shed.		
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

Due to the sizes of the new habitable rooms in the garage, it is expected that the converted garage cannot be self-contained and will be ancillary to the main dwelling. The total numbers of habitable rooms will remain unchanged as 10. The existing garage does not fully meet the council's requirements for car parking, resulting in no loss of parking space. Four driveway parking spaces of dimensions 4.8m x 2.5m are proposed within the red line.

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 driveway will have sufficient spaces for more than three parking spaces that meet the WBC parking standards, which is acceptable.

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

Conditions & Reasons (if required)

Date:	8/8/2024	Signed:	JP
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