

Date: 7 August 2024
Application: 241989



**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: 241989

Applicant: Mrs Richa Sharma

Site Address: 2 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD

Parish: Shinfield

Grid Reference: Easting - 471627, Northing - 167431

Type of Development: Other Householder

Proposal: Householder application for proposed garage conversion to facilitate a study and storage space.

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 241989. 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:	241989
Address:	2 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD.		
Proposal:	Householder application for proposed garage conversion to facilitate a study and storage space.		
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

With reference to the approved details in 201337, the proposal will increase the numbers of habitable rooms from 7 to 8. The conversion of the existing 6.3m x 3m garage into one additional habitable room will result in a loss of 0.5 parking space. Three driveway parking are proposed within the red line.

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

Three driveway parking spaces of suitable dimensions can be provided within the red line, which is acceptable.

The direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	8/8/2024	Signed:	JP
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