

Date: 21 October 2024
Application: 242623



**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: 242623

Applicant: Mr and Mrs Rishi Kapoor

Site Address: 1 Broom Grove, Barkham, Wokingham, RG41 4TX

Parish: Barkham

Grid Reference: Easting - 478780, Northing - 167571

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion into a new family room.

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 242623. 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:	242623
Address:	1 Broom Grove, Barkham, Wokingham, RG41 4TX.		
Proposal:	Householder application for the proposed garage conversion into a new family room.		
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 8 to 9. While the existing garage will reduce the sizes from double garage of 5.3m x 5.2m to single garage of 2.8m x 5.2m, the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking 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 existing driveway is unlikely to be sufficient to fit in three parking spaces of suitable sizes by utilising the existing dropped crossing and without encroaching with the public highway. The single double bay will be required to meet the parking standards.

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

Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

Date:	23/10/2024	Signed:	JP
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