

Date: 29 November 2024
Application: 242972



**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: 242972

Applicant: Mr A Donaldson

Site Address: 3 Wessex Gardens, Twyford, Wokingham, RG10 0BA

Parish: Twyford

Grid Reference: Easting - 479352, Northing - 175438

Type of Development: Other Householder

Proposal: Householder application for the proposed raising of the roof to create first floor habitable accommodation, plus installation on PV panels and changes to fenestration. Followed by the demolition of the existing chimney.

Case Officer: Tariq Bailey-Biggs

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 242972. 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

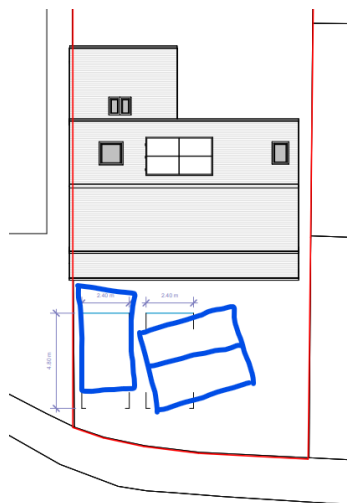
From:	AC		
Service	WBC Highways	App No:	242972
Address:	3 Wessex Gardens, Twyford, Wokingham, RG10 0BA.		
Proposal:	Householder application for the proposed raising of the roof to create first floor habitable accommodation, plus installation on PV panels and changes to fenestration. Followed by the demolition of the existing chimney.		
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 result in additional habitable rooms. Highways recommend that three parking spaces should be provided, and these shall be indicated on the drawing. Each parking space shall have minimum dimensions of 5.0m x 2.5m. It is considered that the existing dropped crossing should be utilised as any extension of this would not meet Traffic Management guidance. A revised layout, similar to below, could be considered:



Date:	2/12/24	Signed:	AC
--------------	---------	----------------	----

