

Date: 12 November 2024
Application: 242849



**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: 242849

Applicant: Mr Akhil Gupta

Site Address: 207 Silverdale Road, Earley, Wokingham, RG6 7NY

Parish: Invalid code

Grid Reference: Easting - 474636, Northing - 171399

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey side and rear extension.

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 242849. 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:	242849
Address:	207 Silverdale Road, Earley, Wokingham, RG6 7NY.		
Proposal:	Householder application for the proposed single storey side and rear extension.		
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

While the total numbers of habitable rooms cannot be identified from the submission and previous approval records, one habitable room will be added on the ground floor. As the existing garage of dimensions 5.5m x 2.9m does not fully meet the council's requirements for car parking, there will be no loss of garage parking. Two driveway parking are proposed within the red line.

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

The existing driveway will be shortened by 5.1m after the extension, reducing the driveway parking provisions from 3 to 2. The applicant is required to provide the total numbers of habitable rooms (preferably in form of floor plan of all floors) of the dwelling for Highways to determine the sufficiency of the proposed parking.

The proposed store will be suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	14/11/2024	Signed:	JP
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