

Date: 28 November 2024
Application: 242976



**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: 242976

Applicant: MR AND MRS ROGER AND CATHERINE DONACHIE

Site Address: 3 Zinnia Close, Wokingham, Wokingham, RG41 3ND

Parish: Invalid code

Grid Reference: Easting - 478766, Northing - 169278

Type of Development: Other Householder

Proposal: Householder application for the proposed part garage conversion, installation of roof lights and changes to fenestration.

Case Officer: Claire Moore

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 242976. 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:	242976
Address:	3 Zinnia Close, Wokingham, Wokingham, RG41 3ND.		
Proposal:	Householder application for the proposed part garage conversion, installation of roof lights and changes to fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

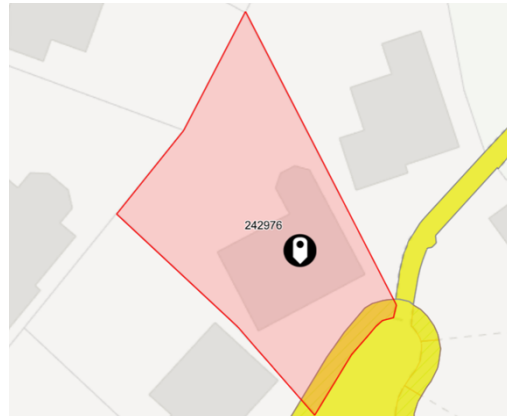
- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

While the total numbers of habitable rooms cannot be identified in the submission, the numbers of habitable rooms on the ground floor increased from 5 to 6. As both bays of existing garage do not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking of dimensions 5m x 2.5m are proposed within the red line.

As the first floor of dwelling is likely to have two or more numbers of habitable rooms, according to the WBC Car Parking Standards, the development of such scale in Urban location will require three driveway parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

It is relevant to note that the red line includes highway verge as indicated below.



The proposed driveway will not be sufficient to park three cars without encroaching the highway verge. The applicant is required to revise the parking plan to provide the third parking space by utilising the existing dropped crossing. This will likely be achieved by converting the front garden into driveway.

If the applicant may wish to relocate the existing dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Alternatively, the applicant may wish to consider a proposed floor plan that will not have a net increase in the numbers of habitable rooms.

Conditions & Reasons (if required)			
Date:	28/11/2024	Signed:	JP