

Date: 14 August 2024
Application: 242084



**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: 242084

Applicant: Mr Chi Tat Wong

Site Address: 9 Hayward Crescent, Wokingham, RG40 1LS

Parish: Wokingham Town

Grid Reference: Easting - 482580, Northing - 169611

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey rear extension, garage conversion to create habitable accommodation and changes to fenestration.

Case Officer: Kieran Neumann

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 242084. 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:	242084
Address:	9 Hayward Crescent, Wokingham, RG40 1LS RG40 1LS.		
Proposal:	Householder application for the proposed single storey rear extension, garage conversion to create habitable accommodation 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

The proposal will convert the existing garage of dimensions 7.1m x 3m into a habitable room, resulting in an increase the total numbers of habitable rooms from 5 to 6 and a loss of 0.5 parking space. One existing driveway parking of dimensions 5m x 2.5m will be retained within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The existing driveway of 7m will not have sufficient spaces for two parking spaces.

To review the feasibility of on-street parking, the approved site layout for parking distribution of Planning Application 181641 has thus been considered. There are three unallocated parking spaces adjacent to the site (Plot 285), which can be utilised to substitute the shortage of one parking space for this instance.



However, under the latest Building Regulations (Approved Document S), the existing EVCP will have to be relocated as it can no longer serve any parking space within the red line. A revised plan indicating the new position of EVCP outside the garage is required.

Despite the garage with sufficient space for cycle storage is removed, direct access to the rear garden is still available for cycle storage, which is acceptable.

Conditions & Reasons (if required)			
Date:	15/8/2024	Signed:	JP