

Date: 29 August 2024
Application: 241873



**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: 241873

Applicant: Mr Luke Bedford

Site Address: Avenue House, Mill Lane, Sindlesham, Wokingham, RG41 5DF

Parish: Winnersh

Grid Reference: Easting - 477145, Northing - 170236

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side/rear extension to include a double garage and link, plus demolition of an existing outbuilding.

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 241873. 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:	241873
Address:	Avenue House, Mill Lane, Sindlesham, Wokingham, RG41 5DF.		
Proposal:	Householder application for the proposed erection of a single storey side/rear extension to include a double garage and link, plus demolition of an existing outbuilding.		
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 total numbers of habitable rooms will remain unchanged, and the side/rear extension is unlikely to induce negative impacts to existing driveway parking. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The WBC minimum sizes of a single garage for parking are 6m x 3m. The proposed internal dimensions of 7.7m x 6.3m will meet the council's requirements for two parking bays. While the provision of garage for parking is not essential for meeting the council's parking standards, the Highways welcome the provisions of additional parking spaces.

The proposed double garage is of suitable dimensions for parking and cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	30/8/2024	Signed:	JP
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