

Date: 6 September 2024
Application: 242171



**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,

Full Planning Approval Consultation

Application Number: 242171

Applicant: Mr & Mrs Soni

Site Address: 37 Commons Road, Wokingham, Wokingham, RG41 1JJ

Parish: Invalid code

Grid Reference: Easting - 479611, Northing - 170127

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 No. detached dwelling following demolition of existing bungalow and detached garage.

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 242171. 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:	242171
Address:	37 Commons Road, Wokingham, Wokingham, RG41 1JJ.		
Proposal:	Full application for the proposed erection of 1 No. detached dwelling following demolition of existing bungalow and detached garage.		
Type of Development:	Minor Dwellings (1-9)		
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 site is subject to a Pre-application Reference 240766. The Highway have provided comments for this site.

The proposal will replace the existing dwelling with 5 habitable rooms to the proposed dwelling with 8 habitable rooms. The existing site access is expected to be retained and three driveway parking spaces of 4.8m x 2.4m are proposed within the red line.

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

The driveway will have sufficient spaces for three car parking spaces with appropriate dimensions and by utilising the existing dropped crossing, which is acceptable.

While the proposed garage of dimensions 5.8m x 4.8m does not fully meet the council's minimum requirement of 6m x 3m for car parking, the provision garage is not essential to meet the parking standards.

The proposed garage is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	9/9/2024	Signed:	JP