

Date: 22 October 2024
Application: 242643



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242643

Applicant: Mr & Mrs Wise

Site Address: 2 Victor Way, Woodley, Wokingham, RG5 4UZ

Parish: Woodley

Grid Reference: Easting - 477435, Northing - 173232

Type of Development: Other Change of Use

Proposal: Full application for the change of use from amenity land to residential, following a two storey side extension and a single storey rear extension, a garage conversion and changes to fenestration. Followed by the demolition of the existing conservatory.

Case Officer: Marcus Watts

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 242643. 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:	242643
Address:	2 Victor Way, Woodley, Wokingham, RG5 4UZ.		
Proposal:	Full application for the change of use from amenity land to residential, following a two storey side extension and a single storey rear extension, a garage conversion and changes to fenestration. Followed by the demolition of the existing conservatory.		
Type of Development:	Other Change of Use		
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 increase the numbers of habitable rooms from 6 to 9. While it is uncertain what is the outbuilding amended at the rear garden, the external dimensions of the outbuilding remain unchanged. It is thus assumed that there is no change in the uses and floor plan of the building. The existing access and driveway will be retained.

The proposal also involves change of use of amenity land to residential garden and to replace the existing brick wall with 20m wide x 1.8m height timber wall structure to enclose the amenity area.

Proposed Extensions

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.

While the driveway has sufficient spaces to provide three driveway parking to meet the council parking standards, the applicant shall provide the parking by utilising the existing dropped crossing. If the applicant may intend to widen the site access, separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing.

No negative impact on abilities for cycle storage is expected, which is acceptable.

Proposed Changes of Boundary Treatment

The speed limit of Victor Way is 30mph, which will require 2.4m x 43m visibility splays to be achieved. Sufficient visibility splays can be achieved from the proposed position of boundary wall and no negative impact on pedestrian visibility, which is acceptable.

The works on boundary wall will not affect the public highway, which is acceptable.

If the applicant may intend to relocate the dropped crossing, the Highways shall be reconsulted for the impact of visibility splays.

Conditions & Reasons (if required)

1. CG5 (AMENDED) - SURFACING OF ACCESS

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for circa. 10 metres measured from the carriageway edge.

2. I22 - ACCESS CONSTRUCTION

Date:	24/10/2024	Signed:	JP
--------------	------------	----------------	----