

Date: 5 March 2025
Application: 250450



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 250450

Applicant: Mr & Mrs Alun & Lindsey Morrow Lloyd

Site Address: Warren Lodge, Squirrel Walk, Wokingham, Wokingham, RG41 3AS

Parish: Wokingham Town

Grid Reference: Easting - 479732, Northing - 169459

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a front canopy roof following demolition of the existing porch, erection of a single storey side/rear extension, a bin store, plus changes to fenestration and associated landscaping.

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 250450. 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:	250450
Address:	Warren Lodge, Squirrel Walk, Wokingham, Wokingham, RG41 3AS.		
Proposal:	Householder application for the proposed erection of a front canopy roof following demolition of the existing porch, erection of a single storey side/rear extension, a bin store, plus changes to fenestration and associated landscaping.		
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 site is in relation to a pre-application consultation 243221 and the outbuilding is no longer being proposed in the formal planning application. The proposal will increase the numbers of habitable rooms by one. The existing garage and the single driveway parking will be retained. As the garage does not fully meet the council's requirement for car parking, it does not count towards parking provision.

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 applicant considers the above requirements only apply on new developments, the MDD makes equal emphasis towards WBC's Parking Standards Study Report (2011). Section 3.19 of the study report states that the same process of demonstrating adequate parking provision will apply on extension applications.

Meanwhile, the applicant considers the existing single parking space is currently sufficient. However, the parking provisions shall meet the needs throughout the property lifespan for future occupiers and the WBC's Car Parking Standards shall be applied to meet the future parking demand.

Whilst the applicant proposes to utilise on-street parking to manage the shortfall of parking provisions, the Highways unable to identify appropriate on-street spaces that will not obstruct the public highways, footways, turning head and the independent access of other parking spaces. On-street parking is not considered acceptable in adjacent to the site.

Despite three parking provisions is required to fully meet the council's requirements, one additional parking space will still be seen as an improvement of existing provisions. In view of the existing site conditions, the provisions of one additional parking can be considered acceptable for this instance.

The existing driveway is circa 2.6m x 8.9m, the applicant proposes to widen the driveway to 3.6m by cutting back the existing planting. The maximum width between the proposed building footprint and the red line is 5.4m. Full width of driveway has to be achieved by further removal of existing planting and reinstate the driveway with hardstanding. The applicant is required to indicate two driveway parking provisions on a plan.

If the second driveway parking space cannot be provided, the Highways will likely recommend an objection to this proposal.

Conditions & Reasons (if required)			
Date:	6/3/2025	Signed:	JP