

Date: 20 November 2024
Application: 242919



**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: 242919

Applicant: Mr & Mrs Selvaraj

Site Address: 2 Hampshire Way, Wokingham, RG41 3AX

Parish: Wokingham Town

Grid Reference: Easting - 478962, Northing - 168758

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion.

Case Officer: Marcus Hillman

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 242919. 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:	242919
Address:	2 Hampshire Way, Wokingham, RG41 3AX.		
Proposal:	Householder application for the proposed garage conversion.		
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

General

The applicant proposes to convert the existing double garage into one habitable room. The site is in relation to the Certificate of Lawfulness (Reference 242286) and a porous substrate for parking has been approved.

While the parking areas are approved under the Certificate of Lawfulness, the access is yet to be covered by 242286.

Access

Despite the proposed visibility splays do not fully meet the requirement for a 30pmh speed limit road, the new access point will be an improvement to the existing access in term of visibility and therefore considers acceptable in this instance.

Separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing. The recommended maximum width by the Traffic Management team is 3.6m.

The access is conditioned below.

Parking

While the total numbers of habitable rooms cannot be identified from the submission, according to the WBC Car Parking Standards, the development in Urban location will generally require two to three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The approved parking area will have sufficient spaces for three parking spaces to meet the WBC parking requirements, which is acceptable.

Cycling

The direct access to the rear garden remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)
2. The development shall not be occupied until the vehicular access from the highway has been altered to provide a centralised circa 3.6m wide dropped crossing, unless agreed otherwise, in writing, by WBC Traffic Management (this work will need separate authorisation by the Borough's Traffic Management section – see informative below). – DROPPED CROSSING
Reason: To allow vehicular access to off-street parking spaces without causing damage to the footway and kerb, and avoid undue delay in vehicles leaving the highway in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.
3. CG5 - SURFACING OF ACCESS
4. CG7 (AMENDED: No proposed development shall be occupied) - ACCESS BEFORE OCCUPATION
5. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: outbuilding) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: In the interest of highway safety; to ensure acceptable access and parking
6. Informative I22 – ACCESS CONSTRUCTION

Date:	21/11/2024	Signed:	JP
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