

Date: 19 November 2024
Application: 242407



**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: 242407

Applicant: Dickinson and Price

Site Address: 25 Ridgeway, Wargrave, Wokingham, RG10 8AS

Parish: Wargrave

Grid Reference: Easting - 479079, Northing - 178923

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of two storey side extension and single storey rear extension with installation of roof light following the demolition of the existing garage.

Case Officer: James Fuller

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 242407. 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:	AC		
Service	WBC Highways	App No:	242407
Address:	25 Ridgeway, Wargrave, Wokingham, RG10 8AS.		
Proposal:	Householder application for the proposed erection of two storey side extension and single storey rear extension with installation of roof light following the demolition of the existing garage.		
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 proposal will result in additional habitable rooms. The side extension will reduce the length of the driveway, however, the submitted drawing indicates that the driveway is to be widened to provide a total of three parking spaces. The level of parking meets WBC parking standards and is therefore considered acceptable. The proposed garage/store/gym could also be used for cycle storage.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)

Date:	21/11/24	Signed:	AC
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