

Date: 15 January 2025
Application: 243149



**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,

Householder Consultation

Application Number: 243149

Applicant: Mr Kloppers

Site Address: High Chimneys, North Wing, Davis Street, Hurst, Wokingham, RG10 0TH

Parish: St. Nicholas Hurst

Grid Reference: Easting - 478511, Northing - 171792

Type of Development: Other Householder

Proposal: Householder application for the proposed partial conversion of the existing triple garage into habitable accommodation, erection of a two storey side extension to the existing garage along with changes to fenestration to include a dormer and roof lights.

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 243149. 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:	243149
Address:	High Chimneys, North Wing, Davis Street, Hurst, Wokingham, RG10 0TH.		
Proposal:	Householder application for the proposed partial conversion of the existing triple garage into habitable accommodation, erection of a two storey side extension to the existing garage along with changes to fenestration to include a dormer and roof lights.		
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 site is in relation to a pre-application consultation reference 242237. The Highways welcomed the opportunity to provide comments during the pre-app consultation.

The proposal will extend and convert the existing triple garage of dimensions 5.7m x 8.9m into a double garage of dimensions 5.7m x 5.8m, which will increase the numbers of habitable rooms by 3. As the length of the existing and proposed garage is 5.7m, which does not fully meet the council's requirement of 6m x 3m for car parking, there is no gain or loss of garage parking space.

As the proposed outbuilding is self-contained, the Highways will assess the proposal as a separate dwelling. The traffic generated from one new dwelling will unlikely have significant impacts on the wider highway network.

Access

The existing access will be retained and provide independent driveway and parking spaces for the outbuilding, which is acceptable.

Parking

According to the WBC Car Parking Standards, the proposed outbuilding of such scale in Village location will require one additional parking within the red line boundary. An additional unallocated visitor parking shall be provided to be used by both dwelling. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Three driveway parking spaces of dimensions 5m x 2.5m are proposed within the red line. The 15m x 7.5m driveway has ample spaces for sufficient parking with independent access for both the existing dwelling and the proposed outbuilding, which is acceptable.

However, the applicant is required to indicate the parking allocation to each dwelling in this proposal or when discharging the condition.

EV Charing Points

New dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). The applicant is required to indicate the EVCP on the plan.

Cycle Parking

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

Refuse Collection Arrangement

The existing refuse collection arrangement will remain suitable for the outbuilding, which is acceptable.

Conditions & Reasons (if required)

Date:	17/1/2025	Signed:	JP
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