

Date: 4 October 2024
Application: 242505



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: 242505

Applicant: Mr and Mrs Chris and Toni Minton

Site Address: 26 Bean Oak Road, Wokingham, RG40 1RL

Parish: Wokingham Town

Grid Reference: Easting - 482651, Northing - 168778

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front and rear extension with installation of roof lights and a two storey side extension following the removal of the garage and external storage.

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 242505. 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:	242505
Address:	26 Bean Oak Road, Wokingham, RG40 1RL.		
Proposal:	Householder application for the proposed erection of a single storey front and rear extension with installation of roof lights and a two storey side extension following the removal of the garage and external storage.		
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 increase the numbers of habitable rooms from 5 to 8 and will demolish the existing 5.3m x 2.6m garage to form part of the extensions. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking spaces of 5m x 2.5m will be retained within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will generally require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. All parking spaces shall be provided within the red line by utilising the existing dropped crossing.

The section of existing driveway as show below is circa 10m, which would have sufficient spaces to accommodate the third driveway parking.



The applicant shall consider reducing the area of extensions or rearranging the parking spaces to provide the third parking space by utilising the existing dropped crossing. A revised plan on parking is required.

If the applicant may wish to relocate the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

The width of direct access to the rear garden will be reduced from 1m to 0.7m, which is marginally acceptable for cycle storage.

Conditions & Reasons (if required)			
Date:	7/10/2024	Signed:	JP