

Date: 9 April 2025
Application: 250809



**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: 250809

Applicant: Mr & Mrs Ottaway

Site Address: 106 The Hawthorns, Charvil, Wokingham, RG10 9TS

Parish: Charvil

Grid Reference: Easting - 477446, Northing - 175515

Type of Development: Other Householder

Proposal: Householder application for the proposed first floor side and rear extension plus part conversion of garage to create habitable accommodation.

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 250809. 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:	250809
Address:	106 The Hawthorns, Charvil, Wokingham, RG10 9TS.		
Proposal:	Householder application for the proposed first floor side and rear extension plus part conversion of garage to create habitable accommodation.		
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 6. As the existing garage of 5m long does not fully meet the council's requirement for car parking, there will be no loss of parking space. There is a shared private driveway which provides direct access to the site to the public highways.

According to the WBC Car Parking Standards, the development of such scale in Town and Fringe location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Whilst the applicant proposes two driveway parking within the red line, one of the proposed spaces will obstruct the shared driveway and reduce the shared driveway width to circa 1.7m, which is not acceptable. Revised parking plan is required.



Conditions & Reasons (if required)

Date:	11/4/2025	Signed:	JP
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