

Date: 6 December 2024
Application: 243025



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: 243025

Applicant: Mrs Emma Mylum

Site Address: 60 Rochester Avenue, Woodley, Wokingham, RG5 4NB

Parish: Woodley

Grid Reference: Easting - 476257, Northing - 174183

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of an attached garage following demolition of the existing car port.

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 243025. 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:	243025
Address:	60 Rochester Avenue, Woodley, Wokingham, RG5 4NB.		
Proposal:	Householder application for the proposed erection of an attached garage following demolition of the existing car port.		
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 site is in relation to the approved planning application ref. 240158. The applicant proposed to convert the existing carport into a garage of dimensions 5.8m x 2.2m. As the proposed garage does not fully meet the council's requirement for car parking, 1 parking space will be lost from converting carport into garage. Two driveway parking will be retained within the red line.

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

The applicant is required to provide the total numbers of habitable rooms (preferably in form of floor plan of all floors) of the dwelling for Highways to determine the sufficiency of the proposed parking.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	9/12	Signed:	JP
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