

Date: 28 October 2024
Application: 242713



**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: 242713

Applicant: Rob Arthan

Site Address: 26 Cotterell Gardens, Twyford, Wokingham, RG10 0XP

Parish: Invalid code

Grid Reference: Easting - 479787, Northing - 175148

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion into a family room.

Case Officer: Victoria Morgan

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 242713. 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:	242713
Address:	26 Cotterell Gardens, Twyford, Wokingham, RG10 0XP.		
Proposal:	Householder application for the proposed garage conversion into a family room.		
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 pre-application consultation reference 241893 and the Highways have provided comments for the pre-app. The proposed floor plan of this proposal has been modified.

With reference to the approved layout of planning application reference F/2000/1447, this proposal will increase the numbers of habitable rooms from 7 to 8. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two existing driveway parking of dimensions 5m x 2.5m will be retained within the red line.

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

For this instance, the retainment of two existing parking spaces is acceptable.

The 0.9m wide direct access to the rear garden will be retained and is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	1/11/2024	Signed:	JP
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