

Date: 29 October 2024
Application: 242721



**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: 242721

Applicant: Mr Richard Smith

Site Address: Jouldings Farm, Jouldings Lane, Farley Hill, Wokingham, RG7 1UR

Parish: Swallowfield

Grid Reference: Easting - 475311, Northing - 163497

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey side extension and changes to fenestration following the demolition of the existing single storey side extension.

Case Officer: James Fuller

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 242721. 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:	242721
Address:	Jouldings Farm, Jouldings Lane, Farley Hill, Wokingham, RG7 1UR.		
Proposal:	Householder application for the proposed erection of a two storey side extension and changes to fenestration following the demolition of the existing single storey side extension.		
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

While the uses of rooms cannot be clearly identified from the floor plan, the existing dwelling is likely to have 8+ habitable rooms, and one additional habitable room is added to the proposed plan.

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

The site will have ample spaces for driveway parking within the red line by utilising the existing access and dropped crossing, which is acceptable.

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

Conditions & Reasons (if required)

Date:	1/11/2024	Signed:	JP
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