

Date: 22 October 2024
Application: 242640



**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: 242640

Applicant: Mr & Mrs Jupp

Site Address: 49 Watmore Lane, Winnersh, Wokingham, RG41 5JS

Parish: Winnersh

Grid Reference: Easting - 478602, Northing - 171029

Type of Development: Other Householder

Proposal: Householder application for proposed erection of two storey front and side extension, with changes to the existing roof to create a monopitch roof. Followed by installation of 2 No roof lights and changes to fenestration.

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 242640. 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:	242640
Address:	49 Watmore Lane, Winnersh, Wokingham, RG41 5JS.		
Proposal:	Householder application for proposed erection of two storey front and side extension, with changes to the existing roof to create a monopitch roof. Followed by installation of 2 No roof lights and changes to fenestration.		
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 numbers of habitable rooms will remain unchanged as 10 after the extensions. As both the existing and proposed garage does not fully meet the council's requirement for car parking, there will be no loss of or increase in parking space. Four driveway parking of dimensions 5m x 2.5m are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban 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 more than three parking spaces by utilising the existing dropped crossing, which is acceptable.

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

Conditions & Reasons (if required)

Date:	23/10/2024	Signed:	JP
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