

Date: 21 November 2024
Application: 242890



**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: 242890

Applicant: Mr Guy Reece

Site Address: 31 Wiltshire Road, Wokingham, Wokingham, RG40 1TS

Parish: Wokingham Town

Grid Reference: Easting - 481494, Northing - 169254

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a new front porch, two storey side and a single storey side extension with installation of roof lights, dormer window and changes to fenestration.

Case Officer: Adriana González

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 242890. 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:	242890
Address:	31 Wiltshire Road, Wokingham, Wokingham, RG40 1TS.		
Proposal:	Householder application for the proposed erection of a new front porch,two storey side and a single storey side extension with installation of roof lights, dormer window 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

General

While the existing numbers of habitable rooms cannot be identified from the submission, the proposal will have 11 no. of habitable rooms. A 1.8m high x 5.1m wide sliding gate is proposed. Three driveway parking and a double garage are proposed within the red line.

Access

As the proposed gate has been offset from the edge of the carriageway, no impacts on the public highways and the visibility splays are expected, which are acceptable.

Parking

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.

Three driveway parking of dimensions circa. 4.8m x 2.5m are proposed in the block plan. The overall space of driveway within the red line will be sufficient for parking and turning, which is acceptable.

Despite garage is not essential for complying with the council's parking standards, the 6.1m x 5.8m garage will be sufficient to parking one car, providing an additional 0.5 allocated parking space.

Cycle Provisions

The proposed garage is of suitable dimensions for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	22/11/2024	Signed:	JP
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