

Date: 17 April 2025
Application: 250719



**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,

Full Planning Approval Consultation

Application Number: 250719

Applicant: Tolu Adebekun

Site Address: 12 Farmers End, Charvil, Wokingham, RG10 9RZ

Parish: Invalid code

Grid Reference: Easting - 477828, Northing - 175642

Type of Development: Minor All other developments

Proposal: Full application for proposed loft conversion with front and rear dormers, internal alterations and all associated works.

Case Officer: Tariq Bailey-Biggs

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 250719. 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:	250719
Address:	12 Farmers End, Charvil, Wokingham, RG10 9RZ.		
Proposal:	Full application for proposed loft conversion with front and rear dormers, internal alterations and all associated works.		
Type of Development:	Minor All other developments		
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

With reference to the site photos, the Highways assume that there are no habitable rooms on the ground floor. The proposal will increase the numbers of habitable rooms from 2 to 5. Two existing driveway parking are proposed to 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 two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Despite the proposed designated parking spaces do not fully meet the council's requirement for car parking, the proposed driveway will have ample spaces to accommodate more than three spaces by utilising the existing dropped crossing, which will meet the council's parking requirements.

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

Conditions & Reasons (if required)

Date:	23/4/2025	Signed:	JP
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