

Date: 22 October 2024
Application: 242348



**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: 242348

Applicant: Mr Bradley McCoid

Site Address: Sulby Croft, Heathlands Road, Wokingham, RG40 3AR

Parish: Wokingham Without

Grid Reference: Easting - 482525, Northing - 165671

Type of Development: Other Householder

Proposal: Householder application for proposed raising and modification of the existing roof form and erection of a first floor front extension, a two storey front/side extension, a single storey side and rear extension and a two storey rear extension with balcony, plus changes to fenestration including addition of 2 no. Juliet balconies.

Case Officer: Claire Moore

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 242348. 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:	AC		
Service	WBC Highways	App No:	242348
Address:	Sulby Croft, Heathlands Road, Wokingham, RG40 3AR.		
Proposal:	Householder application for proposed raising and modification of the existing roof form and erection of a first floor front extension, a two storey front/side extension, a single storey side and rear extension and a two storey rear extension with balcony, plus changes to fenestration including addition of 2 no. Juliet balconies.		
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

Highways has no objection to the proposed extensions. The proposal includes a new triple garage, which could accommodate vehicles or cycle storage, which is welcome. The submitted drawing indicates additional driveway parking for several vehicles. The level of parking meets WBC parking standards and is therefore acceptable.

There are two existing accesses serving the site. It is proposed to close the southern access and Highways has no objection to this. It is recommended that the highway verge is reinstated to grass. The applicant is advised to contact the councils Highway Assets team to agree the works within the public highway. There is sufficient turning area within the site for vehicles to enter and leave in forward gear utilising the retained northern access. Visibility splays are also greater from the retained access compared to the access to be stopped up.

The proposal includes annexe accommodation. There is no objection to this on the basis that it remains ancillary to the main dwelling. Any independent dwelling would require further assessment.

Conditions & Reasons (if required)

1. CF6 – PARKING & TURNING
2. ANNEXE/OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed (INSERT: annexe) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: *In the interest of highway safety; to ensure acceptable access and parking*

3. I27 - WORKS AFFECTING THE PUBLIC HIGHWAY

4. Incidental works affecting the highway

Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Highways Inspector, Highway Assets, Wokingham Borough Council, Shute End, Wokingham, RG40 1WL, telephone number 0118 9746000, before any development is commenced.

Date:	24/10/24	Signed:	AC
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