

Date: 23 October 2024
Application: 242660



**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: 242660

Applicant: Mr Sellwood

Site Address: 10 Danywern Drive, Winnersh, Wokingham, RG41 5NR

Parish: Winnersh

Grid Reference: Easting - 478321, Northing - 170848

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side and rear extension with installation of roof lantern, dormer windows and roof alterations. Following the demolition of the existing garage and conservatory.

Case Officer: Cameron Young

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 242660. 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:	242660
Address:	10 Danywern Drive, Winnersh, Wokingham, RG41 5NR.		
Proposal:	Householder application for the proposed erection of a single storey side and rear extension with installation of roof lantern, dormer windows and roof alterations. Following the demolition of the existing garage and conservatory.		
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 proposal will increase the numbers of habitable rooms from 6 to 9. The existing 6.3m x 2.2m garage will be replaced with a 6.2m x 2.8m garage. Both the existing and proposed garages do not fully meet the council's requirements for car 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.

The driveway will have ample space for more than three parking spaces of suitable dimensions 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:	24/10/2024	Signed:	JP
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