

Date: 14 November 2024
Application: 242874



**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: 242874

Applicant: Mr & Mrs Smith

Site Address: 5 Dukes Wood, Crowthorne, Wokingham, RG45 6NF

Parish: Wokingham Without

Grid Reference: Easting - 483865, Northing - 164324

Type of Development: Other Householder

Proposal: Householder application for proposed two storey side extension and single storey rear extension along with changes to fenestration. Followed by the demolition of the existing garage.

Case Officer: Victoria Morgan

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 242874. 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:	242874
Address:	5 Dukes Wood, Crowthorne, Wokingham, RG45 6NF.		
Proposal:	Householder application for proposed two storey side extension and single storey rear extension along with changes to fenestration. Followed by the demolition of the existing garage.		
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 8. The garage of dimensions 13m x 3.2m (counts as 1 allocated parking space) will be reduced to 5.7m x 3.3m (which does not fully meet the council's requirements for car parking). Two driveway parking is 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.

For this instance, the proposed garage is conditioned for parking to ensure sufficient parking spaces will be provided.

Direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

Date:	15/11/2024	Signed:	JP
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