

Date: 8 October 2024
Application: 242230



**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: 242230

Applicant: Mr S Herbert

Site Address: 35a Danywern Drive, Winnersh, Wokingham, RG41 5NS

Parish: Winnersh

Grid Reference: Easting - 478502, Northing - 170714

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey rear extension with modifications to the roof following a garage conversion and the demolition of the existing conservatory.

Case Officer: James Fuller

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 242230. 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:	242230
Address:	35a Danywern Drive, Winnersh, Wokingham, RG41 5NS.		
Proposal:	Householder application for the proposed two storey rear extension with modifications to the roof following a garage conversion and the demolition of the existing 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 involve conversion of existing 6m x 2.5m detached garage into an outbuilding with one guest room. In view of the scale of the guest room, it is expected to be ancillary to the main dwelling.

The numbers of habitable rooms will remain unchanged (as 9) after the proposed works. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The direct access to the rear garden will be retain and will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed outbuilding 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

Date:	9/10/2024	Signed:	JP
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