

Date: 23 July 2024
Application: 241841



**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: 241841

Applicant: Mr Mark Bamfield

Site Address: 66 Reynards Close, Winnersh, Wokingham, RG41 5NU

Parish: Winnersh

Grid Reference: Easting - 478391, Northing - 170712

Type of Development: Other Householder

Proposal: Householder application for proposed garage conversion to facilitate a study room, along with changes to fenestration.

Case Officer: Kieran Neumann

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 241841. 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:	241841
Address:	66 Reynards Close, Winnersh, Wokingham, RG41 5NU.		
Proposal:	Householder application for proposed garage conversion to facilitate a study room, along with changes to fenestration.		
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 reduce the numbers of habitable rooms from 6 to 5 and convert the existing garage into a habitable room, resulting in a loss of 0.5 parking space. Two driveway parking of dimensions 4.8m x 2.4m are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. Parking spaces that meet the council's standards is expected to be provided by utilising the existing dropped crossing, which is unachievable without encroaching the public footway for the current proposal. It may be achieved by adjusting the orientation of Parking Space 1. A revised parking plan is required.

If the applicant may wish to relocate the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Direct access to the rear garden will remain suitable for cycle storage.

Conditions & Reasons (if required)

Date:	24/7/2024	Signed:	JP
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