

Date: 4 November 2024
Application: 242632



**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: 242632

Applicant: Mr and Mrs Dible

Site Address: Lancambria, Basingstoke Road, Swallowfield, Wokingham, RG7 1PY

Parish: Swallowfield

Grid Reference: Easting - 471939, Northing - 164327

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of first floor front/side extension, playroom and garage conversion into habitable accommodation.

Case Officer: Tariq Bailey-Biggs

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 242632. 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:	242632
Address:	Lancambria, Basingstoke Road, Swallowfield, Wokingham, RG7 1PY.		
Proposal:	Householder application for the proposed erection of first floor front/side extension, playroom and garage conversion into habitable accommodation.		
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 not have a significant impact in respect of the overall number of habitable rooms. The garage is to be converted, however, the remaining level of driveway parking and turning meets WBC parking standards and is therefore considered acceptable. Highways recommend that the proposed annexe remains ancillary to the main dwelling to ensure acceptable access and parking arrangements.

Highways has no objection to the proposed wall and gates which replaces an existing fence and historic gates in this location. The existing hedgerow is to be retained, although cut back to ensure the wall can be erected within the applicant's boundary. The applicant is advised to consult with the council's Highway Assets team to ensure no part of the wall (or pillars) encroach the public highway.

Conditions & Reasons (if required)

- ANNEXE 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*
- Informative: 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:

7/11/24

Signed:

AC