

Date: 27 January 2025
Application: 250143



**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: 250143

Applicant: Mr C Sawyer

Site Address: 80 Caldbeck Drive, Woodley, Wokingham, RG5 4JX

Parish: Woodley

Grid Reference: Easting - 476545, Northing - 173027

Type of Development: Other Householder

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

Case Officer: Claire Moore

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 250143. 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:	250143
Address:	80 Caldbeck Drive, Woodley, Wokingham, RG5 4JX.		
Proposal:	Householder application for proposed two storey side and single storey rear extension, with changes to fenestration. Following the demolition of the existing garage.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

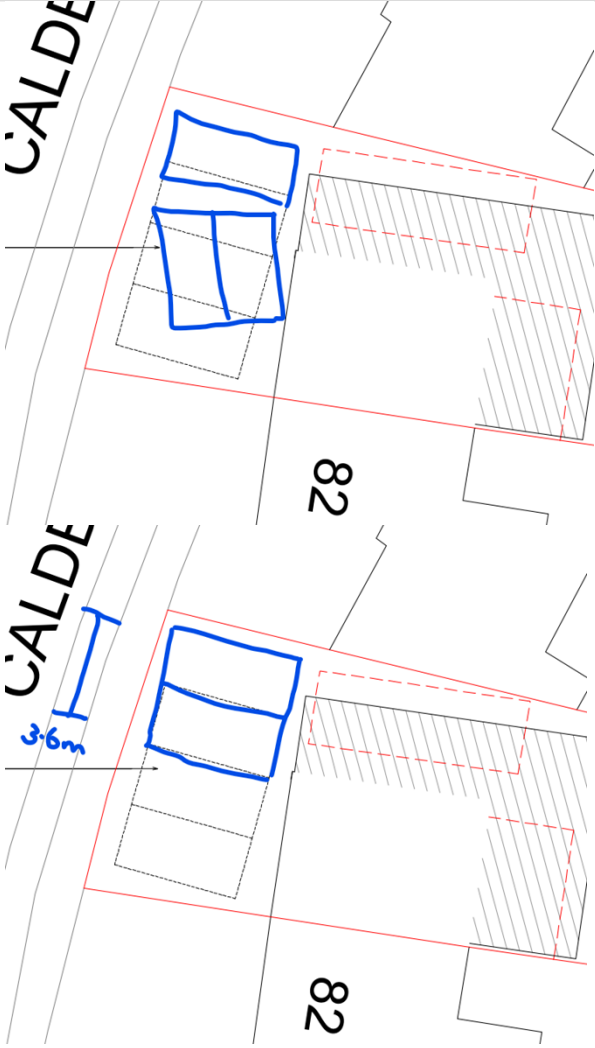
Summary Of Recommendations

- ☐ 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 result in an additional habitable room resulting in a total of 6 habitable rooms. The garage is to be replaced, however, the proposed garage does not meet WBC standards for parking a car (which would require internal dimensions of 6.0m x 3.0m). Highways therefore require a minimum of two driveway parking spaces to be provided.

The submitted drawing indicates three driveway parking spaces. Although the level of parking is acceptable in principle, the layout would require widening of the dropped crossing. The widened dropped crossing would be in excess of 3.6m and this is contrary to WBC Traffic Management guidance. Therefore, Highways request a revised plan which reduces the width of the crossing to 3.6m and/or alter the parking layout to utilise the existing access. The provision of two parking spaces would also be considered acceptable in this instance. Each space shall have minimum dimensions of 5.0m x 2.5m. The sketches below show potential options:

			
Date:	29/1/25	Signed:	AC