

Date: 26 July 2024
Application: 241880



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 241880

Applicant: Mrs S Shaw

Site Address: 6 Vickers Close, Woodley, Wokingham, RG5 4PA

Parish: Woodley

Grid Reference: Easting - 477566, Northing - 173011

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey front extension, garage conversion to create habitable accommodation, plus changes to fenestration.

Case Officer: Marcus Watts

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 241880. 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:	241880
Address:	6 Vickers Close, Woodley, Wokingham, RG5 4PA.		
Proposal:	Householder application for the proposed erection of single storey front extension, garage conversion to create habitable accommodation, plus 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

While the total numbers of habitable rooms cannot be identified from the submission, the proposal will increase two numbers of habitable rooms on the ground floor. The existing garage does not fully meet the council's standards for parking requirements, resulting in no loss of parking spaces. Two existing driveway parking of dimensions 5m x 2.5m are proposed within the red line.

While there is insufficient information to identify the total numbers of habitable rooms of the site, according to the WBC Car Parking Standards, the development in Urban location will generally require a minimum of two driveway 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 unlikely to be unachievable for the current proposal. It may be achieved by adjusting the arrangement of the driveway.

Either a revised parking plan or swept path analysis with a large saloon car for both parking spaces via the existing dropped crossing is required for further assessment.

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.

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

Conditions & Reasons (if required)

Date:	29/7/2024	Signed:	JP
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