

Date: 29 November 2024
Application: 243022



**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: 243022

Applicant: Liz and Stuart Troth and Wells

Site Address: 12 Comfrey Close, Wokingham, RG40 5YN

Parish: Wokingham Town

Grid Reference: Easting - 482360, Northing - 169582

Type of Development: Other Householder

Proposal: Householder application for the single storey rear extension with 4 roof lights and partial garage conversion. Plus patio extension and driveway extension.

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 243022. 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:	243022
Address:	12 Comfrey Close, Wokingham, RG40 5YN.		
Proposal:	Householder application for the single storey rear extension with 4 roof lights and partial garage conversion. Plus patio extension and driveway extension.		
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 numbers of habitable rooms on ground floor will reduce by 1 and the existing garage will reduce the dimensions from 5.2m x 4.8m to 5.2m x 2.4m.

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, which is acceptable.

One additional driveway parking space of dimensions 5m x 2.5m is proposed by widening of driveway. The Highways have no objection in principle for the additional parking space, but it will be expected to be provided by utilising the existing dropped crossing. The proposed arrangement of the proposed parking will likely encroach the public footway when vehicle access the site, which shall adjust the orientation of the proposed parking when discharging the condition.

Conditions & Reasons (if required)

1. CF3 - PARKING (TO BE APPROVED)

Date:	2/12/2024	Signed:	JP
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