

Date: 30 October 2024
Application: 242710



**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: 242710

Applicant: MR DHEVAN NAIDOO

Site Address: 16 Bridle Road, Arborfield Green, Wokingham, RG2 9QR

Parish: Barkham

Grid Reference: Easting - 476976, Northing - 166051

Type of Development: Other Householder

Proposal: Householder application for the proposed single story rear and side extension.

Case Officer: Rowan Reynolds

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 242710. 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:	242710
Address:	16 Bridle Road, Arborfield Green, Wokingham, RG2 9QR.		
Proposal:	Householder application for the proposed single story rear and side 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

The site is in relation to and known as Plot 38 in the approved planning application reference 220421. With reference to the approved floor plan for Plot 38, the proposal will increase the numbers of habitable rooms from 7 to 8. The existing driveway parking and garage will be retained.

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

The proposed retainment of two driveway parking spaces and a single garage bay will meet the council's requirements for car parking.

No change in the ability for cycle storage is expected, which is acceptable.

Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

Date:	31/10/2024	Signed:	JP
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