

Date: 13 November 2024
Application: 242832



**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: 242832

Applicant: Webb

Site Address: 31 Hurst Park Road, Twyford, Wokingham, RG10 0EZ

Parish: Twyford

Grid Reference: Easting - 479409, Northing - 174978

Type of Development: Other Householder

Proposal: Householder extension for the proposed first floor rear extension plus garage conversion into habitable space and side extension to form porch and covered storage space. Plus changes to existing fenestration.

Case Officer: Cameron Young

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 242832. 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:	242832
Address:	31 Hurst Park Road, Twyford, Wokingham, RG10 0EZ.		
Proposal:	Householder extension for the proposed first floor rear extension plus garage conversion into habitable space and side extension to form porch and covered storage space. Plus changes to existing 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

The proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards.

As the existing garage of dimensions 5.2m x 3.2m does not fully meet the council's requirements for car parking, it is considered that there will be no significant loss of garage parking space. Due to the length of the existing driveway this is suitable for one parking space.

The submitted drawing indicates two driveway parking spaces will be provided and although the layout is not ideal it would provide opportunity for additional off-street parking which is welcome in close proximity to a junction. The level of parking is therefore considered acceptable in this instance. The existing dropped crossing would need to be utilised, and it should be noted that there is a precedent for access of this nature for neighbouring properties.

Pedestrian access to the main entrance door would remain similar to the existing situation.

The proposal includes a storage area which would be suitable for cycle storage.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)
2. CG1 - CYCLE PARKING (APPROVED)

Date:	19/11/24	Signed:	AC