

Date: 6 December 2024
Application: 243076



**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: 243076

Applicant: Ms Amal Kedira

Site Address: 39 Banbury Close, Wokingham, RG41 2YT

Parish: Wokingham Town

Grid Reference: Easting - 480374, Northing - 168649

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of the garage to habitable accommodation plus associated change to fenestration.

Case Officer: Dilumi Warnakulasuriya

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 243076. 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:	243076
Address:	39 Banbury Close, Wokingham, RG41 2YT.		
Proposal:	Householder application for the proposed conversion of the garage to habitable accommodation plus associated change 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

The proposal will convert the existing garage into a habitable room, resulting in an increase of habitable rooms from 5 to 6. As the existing garage of dimensions 5.2m x 2.6m does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two existing driveway parking of dimensions 4.8m x 2.4m will be retained.

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

For this instance, the retainment of two existing parking spaces is acceptable.

There is no direct access to the rear garden and the garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	6/12/2024	Signed:	JP
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