

Date: 15 April 2025
Application: 250909



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 250909

Applicant: Mr Karanpartap singh

Site Address: 42 Dunbar Drive, Woodley, Wokingham, RG5 4HA

Parish: Woodley

Grid Reference: Easting - 477420, Northing - 172953

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a single storey rear extension following conversion of existing garage to create habitable accommodation.

Case Officer: Marcus Hillman

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 250909. 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:	(Name) (Job title)	
Service	WBC Highways	App No: 250909
Address:	42 Dunbar Drive, Woodley, Wokingham, RG5 4HA.	
Proposal:	Householder application for proposed erection of a single storey rear extension following conversion of existing garage to create habitable accommodation.	
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, there will be one additional habitable room on the ground floor. Two driveway parking spaces are proposed within the red line.

According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms. Parking provisions are expected to utilise the existing dropped crossing. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The applicant is required to provide the total numbers of habitable rooms (preferably in form of floor plan of all floors) of the dwelling for Highways to determine the sufficiency of the proposed parking.

Direct access to the garden remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	17/4/2025	Signed:	JP
--------------	-----------	----------------	----