

Date: 28 February 2025
Application: 250173



**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: 250173

Applicant: Mr and Ms Elisha and David Strachan and Higgins

Site Address: 31 Copse Drive, Wokingham, RG41 1NA

Parish: Wokingham Town

Grid Reference: Easting - 480175, Northing - 169431

Type of Development: Other Householder

Proposal: Householder application for the proposed garage and loft conversions into habitable accommodation. Plus, the erection of a rear facing dormer, a single storey rear extension, installation of one roof light and changes to fenestration. Following the removal of the existing patio.

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 250173. 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:	250173
Address:	31 Copse Drive, Wokingham, RG41 1NA.		
Proposal:	Householder application for the proposed garage and loft conversions into habitable accommodation. Plus, the erection of a rear facing dormer, a single storey rear extension, installation of one roof light and changes to fenestration. Following the removal of the existing patio.		
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 involve garage conversion and increase the numbers of habitable rooms from 4 to 6. As the existing garage of dimensions 4.8m x 2.6m does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking of dimensions 5m x 2.5m are proposed.

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

The two proposed driveway parking will meet the council's parking requirement, which is acceptable.

The proposed external store remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	28/2/2025	Signed:	JP
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