

Date: 16 December 2024
Application: 242978



**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: 242978

Applicant: Mr Andrew McQuade

Site Address: 2 Grove Cottages, Sandford Lane, Hurst, Reading, RG10 0SX

Parish:

Grid Reference: Easting - 478731, Northing - 172600

Type of Development: Other Householder

Proposal: Householder application for the erection of ground and first floor side extension and a new porch with associated internal and external alteration including changes to fenestration and addition of roof lights.

Case Officer: Claire Moore

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 242978. 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:	242978
Address:	2 Grove Cottages, Sandford Lane, Hurst, Reading, RG10 0SX.		
Proposal:	Housholder application for the erection of ground and first floor side extension and a new porch with associated internal and external alteration including changes to fenestration and addition of roof lights.		
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 increase the numbers of habitable rooms from 8 to 10. The existing access, garage and driveway parking areas are maintained.

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

The proposed driveway will have ample spaces for more than four parking spaces by utilising the existing dropped crossing, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is considered acceptable.

Conditions & Reasons (if required)

Date:	18/12/2024	Signed:	JP
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