

Date: 14 October 2024
Application: 242589



**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: 242589

Applicant: Rohit Raj

Site Address: 38 Tanhouse Lane, Wokingham, RG41 2RL

Parish: Wokingham Town

Grid Reference: Easting - 480344, Northing - 168270

Type of Development: Other Householder

Proposal: Householder application for proposed conversion of the existing store to a habitable space and install a side facing window to the ground floor.

Case Officer: Kieran Neumann

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 242589. 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:	242589
Address:	38 Tanhouse Lane, Wokingham, RG41 2RL.		
Proposal:	Householder application for proposed conversion of the existing store to a habitable space and install a side facing window to the ground floor.		
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 9, including to convert the existing 3m x 2.5m garage into a habitable room. As the existing garage does not fully meet the council's requirements for car parking, there is no loss in garage parking spaces. Four driveway parking spaces of dimensions 5m x 2.5m are proposed within the red line.

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

The proposed parking will be sufficient to meet the council's requirements by utilising the existing dropped crossing, which is acceptable.

Direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	15/10/2024	Signed:	JP
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