

Date: 4 February 2025
Application: 250046



**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: 250046

Applicant: Mr and Ms James and Amelia. Butler and Williams.

Site Address: 56 Copse Drive, Wokingham, Wokingham, RG41 1LX

Parish: Invalid code

Grid Reference: Easting - 480119, Northing - 169423

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey rear and part side extension including part garage conversion and car port.

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 250046. 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:	250046
Address:	56 Copse Drive, Wokingham, Wokingham, RG41 1LX.		
Proposal:	Householder application for the proposed single storey rear and part side extension including part garage conversion and car port.		
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 numbers of habitable rooms will remain unchanged with the proposal. As the existing garage and proposed garage do not fully meet the council's requirement for car parking, there will be no additional or loss garage parking space. It shall also be noted that the proposed carport of dimensions 2.7m x 2m will not contribute to parking provision.

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 16.2m long driveway will have sufficient spaces for three car parking spaces with appropriate dimensions by utilising the existing dropped crossing, which is acceptable.

The proposed garage will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	5/2/2025	Signed:	JP
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