

Date: 11 November 2024
Application: 242371



**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: 242371

Applicant: Mrs Nori El Ouafi

Site Address: 5 Chatton Close, Earley, Wokingham, RG6 4DY

Parish: Earley

Grid Reference: Easting - 474445, Northing - 169949

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a front porch, single storey side and rear extension, along with a garage conversion to create habitable accommodation and changes to fenestration.

Case Officer: Rowan Reynolds

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 242371. 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:	242371
Address:	5 Chatton Close, Earley, Wokingham, RG6 4DY.		
Proposal:	Householder application for the proposed erection of a front porch, single storey side and rear extension, along with a garage conversion to create habitable accommodation and changes to fenestration.		
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 7 to 9. As the existing garage of dimensions 5.1m x 2.3m does not fully meet the council's requirements for car parking, there is no loss of parking space. The applicant proposed to pave the driveway with tumbled concrete paving.

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 concrete paved driveway of 11.7m x 8.3m will have ample spaces for more than four vehicles to park, which is acceptable.

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

Conditions & Reasons (if required)

Date:	13/11/2024	Signed:	JP
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