

Date: 23 October 2024
Application: 242668



**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: 242668

Applicant: Mr & Mrs Huw Crowther

Site Address: 18 Radcot Close, Woodley, Wokingham, RG5 3BG

Parish: Woodley

Grid Reference: Easting - 476027, Northing - 173923

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of the integral storage area into a habitable room, including a window on the front elevation.

Case Officer: Marcus Watts

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 242668. 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:	242668
Address:	18 Radcot Close, Woodley, Wokingham, RG5 3BG.		
Proposal:	Householder application for the proposed conversion of the integral storage area into a habitable room, including a window on the front elevation.		
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

While the total numbers of habitable rooms cannot be identified from the submission, one habitable room will be added on ground floor. Two existing driveway parking will be retained.

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

The proposed driveway is a circa 9.8m x 6.6m, which will have ample space for more than three parking spaces of suitable dimensions 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:	24/10/2024	Signed:	JP
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