

Date: 9 September 2024
Application: 242298



**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: 242298

Applicant: Mr S Howe

Site Address: 65 Woodwaye, Woodley, Wokingham, RG5 3HB

Parish: Woodley

Grid Reference: Easting - 475697, Northing - 173190

Type of Development: Other Householder

Proposal: Householder application for the proposed demolition of car port and garage and erection of single storey side and rear extension, with rooflights.

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 242298. 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:	242298
Address:	65 Woodwaye, Woodley, Wokingham, RG5 3HB.		
Proposal:	Householder application for the proposed demolition of car port and garage and erection of single storey side and rear extension, with rooflights.		
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 demolition the existing car port and a garage of dimensions 6.2m x 2.6m for extensions, resulting in an increase in the numbers of habitable rooms from 3 to 6 and a loss of 0.5 parking space. Three driveway parking spaces of dimension 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 two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the third parking is not essential for meeting the council's parking standards, the site frontage will have sufficient spaces to provide three driveway parking spaces. The additional parking provision is welcomed. It is, however, recommended to adjust the orientation of the third parking space to utilising the existing 3.6m wide dropped crossing and to avoid encroachment on the public footway and highway verge.

Direct access to the rear garden is available for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	10/9/2024	Signed:	JP
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