

Date: 13 September 2024
Application: 241993



**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: 241993

Applicant: Mr Craig Riley

Site Address: 12 Dukes Wood, Crowthorne, Wokingham, RG45 6NF

Parish: Wokingham Without

Grid Reference: Easting - 483906, Northing - 164330

Type of Development: Other Householder

Proposal: Householder application for proposed two storey side extension along with the extension of the existing dormer and changes to fenestration.

Case Officer: Cameron Young

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 241993. 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:	AC		
Service	WBC Highways	App No:	241993
Address:	12 Dukes Wood, Crowthorne, Wokingham, RG45 6NF.		
Proposal:	Householder application for proposed two storey side extension along with the extension of the existing dormer 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 result in additional habitable rooms and removal of the existing double garage. The submitted drawing indicates an additional driveway parking space to be provided. The level of parking is therefore considered acceptable.

The widened driveway shall be surfaced with hard bound material. There is an existing dropped crossing and this is considered acceptable in this instance to provide access to the extended driveway.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)
2. CG5 (INSERT: circa 7.0 metres) - SURFACING OF ACCESS

Date:	18/9/24	Signed:	AC
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