

Date: 18 December 2024
Application: 243102



**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: 243102

Applicant: Mr K Hussain

Site Address: 253 Shinfield Road, Shinfield, Wokingham, RG2 8HF

Parish: Shinfield

Grid Reference: Easting - 473366, Northing - 170147

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single, part two storey side/rear extension to dwelling, front porch, loft conversion to create habitable accommodation including the erection of rear dormer and insertion of 2no. roof lights along with front facing roof lights.

Case Officer: Connie Davis

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 243102. 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:	243102
Address:	253 Shinfield Road, Shinfield, Wokingham, RG2 8HF.		
Proposal:	Householder application for the proposed erection of a part single, part two storey side/rear extension to dwelling, front porch, loft conversion to create habitable accommodation including the erection of rear dormer and insertion of 2no. roof lights along with front facing roof lights.		
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

In respect of Highways, the proposal appears to be similar to previous consent 191028.

The proposal will result in additional habitable rooms. There is existing driveway parking for several vehicles. This meets WBC parking standards and is therefore considered acceptable.

No changes are proposed to the existing access, and this remains acceptable to serve the development.

Date:	19/12/24	Signed:	AC
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