

Date: 3 September 2024
Application: 242209



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: 242209

Applicant: Mr & Mrs Whatley

Site Address: 28 Holmbury Avenue, Crowthorne, Wokingham, RG45 6TQ

Parish: Wokingham Without

Grid Reference: Easting - 483246, Northing - 165478

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of loft space into habitable space and alteration of roof from hipped to gable at front and rear. Plus addition of rear balcony and changes to frontal fenestration.

Case Officer: James Fuller

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 242209. 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:	242209
Address:	28 Holmbury Avenue, Crowthorne, Wokingham, RG45 6TQ.		
Proposal:	Householder application for the proposed conversion of loft space into habitable space and alteration of roof from hipped to gable at front and rear. Plus addition of rear balcony and changes to frontal 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 an additional habitable room.

There is an existing double garage and formal driveway parking for two vehicles. The drawing indicates a third parking space, however, this is currently a grassed area and this is not acceptable for formal parking.

Highways has no objection in principle, on the basis that either the garage is retained for parking or the third parking space indicated on the drawing is formalised – clarification is requested?

Conditions (subject to above point)

1. CF2 – GARAGE RETAINED FOR PARKING
2. CF4 – PARKING (AS APPROVED)

Date:	6/9/24	Signed:	AC
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