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Date: 23 May 2025
Application: 250911



**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: 250911

Applicant: Mr and Mrs Clarke

Site Address: 12 Walden Avenue, Arborfield, Wokingham, RG2 9HR

Parish: Arborfield

Grid Reference: Easting - 475438, Northing - 167266

Type of Development: Other Householder

Proposal: Householder application for the proposed partial garage conversion. A single storey rear extension following the demolition of the existing conservatory. As well as a first floor side extension.

Case Officer: Ben McEwan

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 250911. 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:	250911
Address:	12 Walden Avenue, Arborfield, Wokingham, RG2 9HR.		
Proposal:	Householder application for the proposed partial garage conversion. A single storey rear extension following the demolition of the existing conservatory. As well as a first floor side extension.		
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 (an increase from 6 to 8) and to fully meet the Councils parking standards, three parking spaces are required. The garage is proposed to be part converted and will no longer be suitable for parking a car.

Therefore, Highways request a revised plan which indicates three driveway parking spaces within the red line. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The parking layout shall be designed so as to utilise the existing dropped crossing access.

Date:	23/5/25	Signed:	AC
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