

Date: 9 August 2024
Application: 241924



**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: 241924

Applicant: Mr Matthew Davies

Site Address: 3 Sorrel Drive, Arborfield Green, Wokingham, RG2 9QY

Parish: Barkham

Grid Reference: Easting - 477005, Northing - 166046

Type of Development: Other Householder

Proposal: Householder application for proposed erection of outbuilding and pergola in rear garden, installation of heat pump and hot tub, plus change of fenestration at garage.

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 241924. 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:	(Name) (Job title)		
Service	WBC Highways	App No:	241924
Address:	3 Sorrel Drive, Arborfield Green, Wokingham, RG2 9QY.		
Proposal:	Householder application for proposed erection of outbuilding and pergola in rear garden, installation of heat pump and hot tub, plus change of fenestration at garage.		
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 additional information provided by the applicant will not lead to additional demand for car parking or reduction in parking provisions. The Highways have no further comments to the proposal.

The recommended conditions in the previous HDC memo dated 1st August 2024 shall be retained and are recapped below.

Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
2. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	12/8/2024	Signed:	JP
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