

Date: 11 October 2024
Application: 242566



**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: 242566

Applicant: Mr & Mrs B & A Peries

Site Address: Hurst Grange Farm House, Pound Lane, Hurst, Wokingham, RG10 0RS

Parish: St. Nicholas Hurst

Grid Reference: Easting - 481040, Northing - 172297

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension to create porch, 2no. two storey side extensions along with changes to fenestration following demolition of the existing conservatory.

Case Officer: Tariq Bailey-Biggs

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 242566. 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:	JP		
Service	WBC Highways	App No:	242566
Address:	Hurst Grange Farm House, Pound Lane, Hurst, Wokingham, RG10 0RS.		
Proposal:	Householder application for the proposed erection of a single storey front extension to create porch, 2no. two storey side extensions along with changes to fenestration following demolition of the existing conservatory.		
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 numbers of habitable rooms will remain unchanged as 8 in the proposal. Three driveway parking spaces of dimensions 5m x 2.5m are proposed, and the existing garage will be retained.

According to the WBC Car Parking Standards, the development of such scale in Village location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The driveway has ample spaces for more than three parking spaces by utilising the existing access, which is acceptable.

The existing garden store will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	14/10/2024	Signed:	JP
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