

Date: 6 May 2025
Application: 251055



**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: 251055

Applicant: Mr Eduart Aliseni

Site Address: 45 Kestrel Way, Wokingham, RG41 3HA

Parish: Wokingham Town

Grid Reference: Easting - 479620, Northing - 168332

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single-storey front extension, alongside a first floor front and side extension, and a part single-storey rear extension; with the raising of the roof and insertion of a rear dormer and rooflights to facilitate a loft conversion, the conversion of the garage to habitable accommodation, changes to fenestration and removal of the porch canopy roof.

Case Officer: Marcus Hillman

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 251055. 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:	251055
Address:	45 Kestrel Way, Wokingham, RG41 3HA.		
Proposal:	Householder application for the proposed erection of a single-storey front extension, alongside a first floor front and side extension, and a part single-storey rear extension; with the raising of the roof and insertion of a rear dormer and rooflights to facilitate a loft conversion, the conversion of the garage to habitable accommodation, changes to fenestration and removal of the porch canopy roof.		
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

A Pre-application (Reference 242545) has been submitted prior to the formal planning application. The proposed driveway and total numbers of habitable rooms are the same as in the pre-application submission, with three driveway parking spaces being indicated in this proposal.

The applicant proposes to remove the existing garage of dimension 5.3m x 2.4m and increase the numbers of habitable rooms from 6 to 9. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of garage parking space. The existing access arrangement will be retained.

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

The proposed parking provisions are sufficient to meet the council's parking requirements by utilising the existing dropped crossing, which is acceptable.

Direct access to the rear garden is retained and remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)			
Date:	7/5/2025	Signed:	JP