

Date: 5 August 2024
Application: 241977



**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: 241977

Applicant: Mr Narsing Chennamaneni

Site Address: 23 Aldbourne Avenue, Earley, Wokingham, RG6 7DB

Parish: Earley

Grid Reference: Easting - 474509, Northing - 171707

Type of Development: Other Householder

Proposal: Householder application for proposed single storey front extension, 2 storey side extension, part single part 2 storey rear extension with changes to the fenestration.

Case Officer: Rowan Reynolds

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 241977. 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:	241977
Address:	23 Aldbourne Avenue, Earley, Wokingham, RG6 7DB.		
Proposal:	Householder application for proposed single storey front extension, 2 storey side extension, part single part 2 storey rear extension with changes to the 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 is in relation to a pre-application advice 240578. The Highways have recommended the provisions of three parking spaces to meet the needs for 7 or more habitable rooms, by utilising the existing dropped crossing.

The proposal will increase the numbers of habitable rooms from 7 to 11. Three driveway parking is proposed within the red line.

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

The applicant proposed parking area in the front garden for three car driveway parking. While it is not clearly stated in the car parking plan, it is expected that the parking area will be paved. The front garden will have sufficient spaces for three driveway parking of proper dimensions to meet the WBC parking standards by utilising the existing dropped crossing.

Direct access to the rear garden has been obstructed in the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	7/8/2024	Signed:	JP
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