

Date: 7 October 2024
Application: 242439



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 242439

Applicant: Mrs J Bombonati Marques

Site Address: 6 Wellington Close, Twyford, Wokingham, RG10 0GL

Parish: Twyford

Grid Reference: Easting - 479064, Northing - 175384

Type of Development: Other Householder

Proposal: Householder application of the proposed garage conversion into annexe with extension of existing canopy to garage, alongside erection of new garden shed.

Case Officer:

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 242439. 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:	242439
Address:	6 Wellington Close, Twyford, Wokingham, RG10 0GL.		
Proposal:	Householder application of the proposed garage conversion into annexe with extension of existing canopy to garage, alongside erection of new garden shed.		
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 an additional habitable room. The garage conversion will result in the removal of a potential parking space. However, the submitted drawing indicates that driveway parking for up to three vehicles will be provided and the level of parking is therefore considered acceptable.

Highways has no objection to the creation of an annexe on the basis that this remains ancillary to the main dwelling. Any independent living accommodation would require further assessment.

A storage shed is proposed within the rear garden and this would be considered suitable for cycle storage.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)
2. ANNEXE TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: annexe) 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:	9/10/24	Signed:	AC
-------	---------	---------	----