

Date: 15 October 2024
Application: 242592



**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: 242592

Applicant: Mr Jof Newill

Site Address: Peacock Cottage, Davis Street, Hurst, Wokingham, RG10 0TJ

Parish: St. Nicholas Hurst

Grid Reference: Easting - 478688, Northing - 171810

Type of Development: Other Householder

Proposal: Householder application for proposed single storey side and rear extension, including conversion of the garage.

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 242592. 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:	242592
Address:	Peacock Cottage, Davis Street, Hurst, Wokingham, RG10 0TJ.		
Proposal:	Householder application for proposed single storey side and rear extension, including conversion of the 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 proposal will increase the numbers of habitable rooms from 5 to 6. As the existing garage of dimensions 5.4m x 2.7m does not fully meet the council's standards for car parking, there will be no loss of garage parking space. Two driveway parking of dimensions 4.8m x 2.4m are proposed within the red line.

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

The driveway will have sufficient spaces for more than two driveway parking spaces of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

No negative impact on abilities for cycle storage is expected, which is acceptable.

Conditions & Reasons (if required)

Date:	16/10/2024	Signed:	JP
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