

Date: 3 March 2025
Application: 250480



**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: 250480

Applicant: Mr A Fergus

Site Address: 2 Comet Way, Woodley, Wokingham, RG5 4NZ

Parish: Woodley

Grid Reference: Easting - 477432, Northing - 173198

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey front and rear extensions and a part first floor part two storey side extension, plus part conversion of the garage to habitable accommodation and changes to 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 250480. 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:	250480
Address:	2 Comet Way, Woodley, Wokingham, RG5 4NZ.		
Proposal:	Householder application for the proposed erection of single storey front and rear extensions and a part first floor part two storey side extension, plus part conversion of the garage to habitable accommodation and changes to 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 will increase the numbers of habitable rooms from 5 to 7. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking of 4.7m x 2.4m are proposed within the red line.

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 driveway is a circa 8.6m x 7.6m, which will have sufficient spaces for three car parking spaces with appropriate dimensions by utilising the existing dropped crossing, which is acceptable.

The proposed storage is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	3/3/2025	Signed:	JP
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