

Date: 26 September 2024
Application: 242438



**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: 242438

Applicant: Mr and Mrs A Mangat

Site Address: 23 Albany Park Drive, Winnersh, Wokingham, RG41 5HZ

Parish: Winnersh

Grid Reference: Easting - 477429, Northing - 171182

Type of Development: Other Householder

Proposal: Householder application for the proposed first floor extension above existing garage and new car port alongside rear roof change from flat to gable end.

Case Officer: Adriana González

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 242438. 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:	242438
Address:	23 Albany Park Drive, Winnersh, Wokingham, RG41 5HZ.		
Proposal:	Householder application for the proposed first floor extension above existing garage and new car port alongside rear roof change from flat to gable end.		
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 6 to 8. The existing garage does not fully meet the council's requirement for car parking, so there will be no loss of parking space. Three driveway parking spaces (including a carport) of dimensions circa. 4.2m x 2.2m are proposed within the red line.

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

The proposed driveway parking and carport are unlikely to be sufficiently large to accommodate three parking spaces within the red line by utilising the existing dropped crossing. While the size of the existing garage is proposed to be reduced, the applicant may consider reducing the length of the existing garage further to extend the length of driveway for Parking Spaces 2 and 3.

The proposed garage and direct access to the rear garden will remain suitable for cycle storage, which is acceptable. However, the Highways may reconsider the appropriateness of the proposed cycle storage if the garage size or width of access to the rear garden were revised for the provisions of parking spaces.

Conditions & Reasons (if required)

Date:	2/10/2024	Signed:	JP
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