

Date: 26 July 2024
Application: 241897



**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: 241897

Applicant: Wenjun Shi

Site Address: 59 Dorset Way, Wokingham, RG41 3AL

Parish: Wokingham Town

Grid Reference: Easting - 479240, Northing - 168200

Type of Development: Other Householder

Proposal: Householder application for proposed garage conversion to facilitate an office, gym and storage.

Case Officer: Claire Moore

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 241897. 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:	241897
Address:	59 Dorset Way, Wokingham, RG41 3AL.		
Proposal:	Householder application for proposed garage conversion to facilitate an office, gym and storage.		
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

While the total numbers of habitable rooms cannot be identified from the submission, the proposed garage conversion will increase two numbers of habitable rooms. The existing double bay garage does not fully meet the council's standards for parking requirements, resulting in no loss of parking spaces. Two existing driveway parking will be retained within the red line.

While there is insufficient information to identify the total numbers of habitable rooms of the site, according to the WBC Car Parking Standards, the development in Urban location will generally require a minimum of two driveway parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The existing driveway will have sufficient spaces for two parking by utilising the existing dropped crossing, which is acceptable. Due to the limited provisions of parking spaces, the converted garage is required to be ancillary to the main dwelling.

The new storage and the retainment of direct access to the rear garden remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. ANNEXE/OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed (INSERT: annexe/outbuilding) 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:

29/7/2024

Signed:

JP