

Date: 27 December 2024
Application: 243214



**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: 243214

Applicant: CIGDEM LETTIERI

Site Address: 24 Westall Street, Shinfield, Wokingham, RG2 9RL

Parish: Shinfield

Grid Reference: Easting - 473070, Northing - 167859

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front/side extension.

Case Officer: Marcus Hillman

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 243214. 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:	243214
Address:	24 Westall Street, Shinfield, Wokingham, RG2 9RL.		
Proposal:	Householder application for the proposed erection of a single storey front/side extension.		
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 site is known as Plot 331 of the approved planning application reference 161189, which has 6 habitable rooms, one driveway parking space and one garage parking space. The proposal will increase the numbers of habitable rooms from 6 to 7. There is no proposed change on parking provisions.

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

The retainment of existing parking provisions will meet the parking requirement, which is acceptable.

No negative impacts on abilities for cycle storage are expected, which is considered acceptable.

Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

Date:	31/12/2024	Signed:	JP
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