

Date: 16 May 2025
Application: 251165



**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: 251165

Applicant: Mr Symonds

Site Address: 52 Carina Drive, Wokingham, RG40 1EF

Parish: Wokingham Town

Grid Reference: Easting - 482997, Northing - 169074

Type of Development: Other Householder

Proposal: Householder application for the proposed loft conversion to create habitable accommodation to include 2no dormers to front and rear elevations plus roof lights.

Case Officer: Ben McEwan

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 251165. 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:	251165
Address:	52 Carina Drive, Wokingham, RG40 1EF.		
Proposal:	Householder application for the proposed loft conversion to create habitable accommodation to include 2no dormers to front and rear elevations plus roof lights.		
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 applicant proposes to increase the numbers of habitable rooms from 7 to 9. The existing driveway parking and garage will be retained.

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 retainment of existing parking within the red line is not sufficient to meet the council's parking requirement.

The applicant is required to clarify the third parking provision that does not encroach the public highways.

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

Conditions & Reasons (if required)

Regardless if planning officer intend to approve this proposal without the third parking provision, the Highways recommend the following conditions:

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
2. CF4 - PARKING (AS APPROVED)

Date:	16/5/2025	Signed:	JP
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