

Date: 22 July 2024
Application: 241835



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: 241835

Applicant: MR LAXMAN CHOUHAN

Site Address: 21 Austin Road, Woodley, Wokingham, RG5 4EJ

Parish: Woodley

Grid Reference: Easting - 477004, Northing - 172774

Type of Development: Other Householder

Proposal: Householder application for proposed single storey front extension, single storey side extension and part single storey rear extension along with changes to fenestration.

Case Officer: Kieran Woname

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 241835. 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:	241835
Address:	21 Austin Road, Woodley, Wokingham, RG5 4EJ.		
Proposal:	Householder application for proposed single storey front extension, single storey side extension and part single storey rear extension along with 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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. It is therefore expected that there will be no additional demand for car parking.

As the existing driveway and garage will be retained, those provisions will remain suitable for car parking, which is acceptable.

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

Conditions & Reasons (if required)

Date:	23/7/2024	Signed:	JP
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