

Date: 21 August 2024
Application: 242069



**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,

Full Planning Approval Consultation

Application Number: 242069

Applicant: Mr Muhammad Azam

Site Address: Annexe, 14 Wyatt Crescent, Earley, Wokingham, RG6 3WH

Parish: Earley

Grid Reference: Easting - 475894, Northing - 170090

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use from a garage to facilitate two residential flats ancillary to the main dwelling, along with associated parking and landscaping (retrospective).

Case Officer: Kieran Neumann

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 242069. 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:	AC		
Service	WBC Highways	App No:	242069
Address:	Annexe, 14 Wyatt Crescent, Earley, Wokingham, RG6 3WH.		
Proposal:	Full application for the proposed change of use from a garage to facilitate two residential flats ancillary to the main dwelling, along with associated parking and landscaping (retrospective).		
Type of Development:	Other Change of Use		
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

There is an existing access to the site, however, Wyatt Crescent is a private road and therefore the red line will need to be amended to demonstrate a right of access to the nearest public highway (which is B3270 Lower Earley Way).

The existing dwelling benefits from a double garage and driveway parking for at least three vehicles. The garage is proposed to be converted to 2 no. studio flats.

Further information is requested on the following:

1. How access and parking will be managed for *three* independent residential units? The submitted parking layout would only be suitable for two independent units due to the tandem parking arrangement.
2. Clarify the level of parking to be allocated for each residential unit, including at least three parking spaces for the existing dwelling.
3. Details of any unallocated parking that is to be provided (this must be independently accessible).
4. The location of suitably sized refuse storage to ensure no impact on vehicular access or parking.
5. The provision of secure and covered cycle storage for each residential unit. Minimum of 1 cycle per studio and 3 cycles for the existing dwelling. This shall be in an accessible location with footpath access identified.

Date:	27/8/24	Signed:	AC
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