

Date: 30 October 2024
Application: 242652



**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: 242652

Applicant: Mr Talha Abdul

Site Address: 22 Ravenglass Close, Earley, Wokingham, RG6 3BX

Parish: Earley

Grid Reference: Easting - 475461, Northing - 170992

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension followed by a garage conversion into habitable accommodation.

Case Officer: Victoria Morgan

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 242652. 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:	242652
Address:	22 Ravenglass Close, Earley, Wokingham, RG6 3BX.		
Proposal:	Householder application for the proposed erection of a single storey rear extension followed by a garage conversion into habitable accommodation.		
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 proposal will result in an additional habitable room and conversion of the garage. The submitted drawing indicates that an additional driveway parking space is to be provided, which would provide two parking spaces. The proposed level of parking is considered acceptable in principle.

However, the parking spaces are not demonstrated within the red line. Highways therefore request a revised plan which includes two parking spaces within the red line. Each parking space shall have dimensions of 5.0m x 2.5m (or 4.8m x 2.4m absolute minimum due to historic site constraints).

Date:	4/11/24	Signed:	AC
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