

Date: 30 July 2024
Application: 241842



**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: 241842

Applicant: Mr and Mrs J Randell

Site Address: 8 Croft Close, Wokingham, RG41 4AN

Parish: Wokingham Town

Grid Reference: Easting - 480257, Northing - 166887

Type of Development: Other Householder

Proposal: Householder application for proposed garage conversion with new tiled garage single-pitched roof.

Case Officer: Tariq Bailey-Biggs

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 241842. 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:	241842
Address:	8 Croft Close, Wokingham, RG41 4AN.		
Proposal:	Householder application for proposed garage conversion with new tiled garage single-pitched roof.		
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 increase the numbers of habitable rooms from 5 to 6 and remove the existing garage of dimensions 4.7m x 2.3m. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking spaces of approximately 5.3m x 2.2m are proposed within the red line.

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

There will be sufficient spaces within the red line for two driveway parking spaces of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

The direct access to the rear garden will be retained, it remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	31/7/2024	Signed:	JP
--------------	-----------	----------------	----