

**Date:** 6 August 2024  
**Application:** 241940



**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:** 241940

**Applicant:** Mr Luben Solev

**Site Address:** 65 Collins Drive, Earley, Wokingham, RG6 5AE

**Parish:** Earley

**Grid Reference:** Easting - 474374, Northing - 170649

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed installation of a dormer and rooflights to facilitate conversion of the loft to habitable accommodation.

**Case Officer:** Rowan Reynolds

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 241940. 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

|                             |                                                                                                                                                   |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                      | <b>App No:</b> | 241940 |
| <b>Address:</b>             | 65 Collins Drive, Earley, Wokingham, RG6 5AE.                                                                                                     |                |        |
| <b>Proposal:</b>            | Householder application for the proposed installation of a dormer and rooflights to facilitate conversion of the loft to habitable accommodation. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                 |                |        |
| <b>Site Visit Made:</b>     | 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 in the submission, the proposal involves loft conversion, which will provide two additional habitable rooms on the second floor. The applicant proposes to retain two existing driveway parking of dimensions 5m x 2.5m and the existing garage of dimensions 6.2m x 3.2m.

With a sum of 6 habitable rooms on first and second floors, it is expected that there will be no less than 8 habitable in total for the dwelling. According to the WBC Car Parking Standards, the development of such scale in Urban location will generally 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 driveway and garage parking provisions will meet the WBC parking standards, which is acceptable.

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

## Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

|              |          |                |    |
|--------------|----------|----------------|----|
| <b>Date:</b> | 8/8/2024 | <b>Signed:</b> | JP |
|--------------|----------|----------------|----|