

Date: 15 November 2024
Application: 242868



**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: 242868

Applicant: Mr and Mrs Broadbent

Site Address: 3 Byeways Close, Knowl Hill, Wokingham, RG10 9YL

Parish: Wargrave

Grid Reference: Easting - 482132, Northing - 179191

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first floor extension, two storey side extension and single storey side and rear extension including replacement garage following demolition of existing single storey rear extension and garage.

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 242868. 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:	242868
Address:	3 Byeways Close, Knowl Hill, Wokingham, RG10 9YL.		
Proposal:	Householder application for the proposed erection of a first floor extension, two storey side extension and single storey side and rear extension including replacement garage following demolition of existing single storey rear extension and garage.		
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 additional habitable rooms. A replacement garage is proposed and if the applicant intends to use this for parking it is recommended that the minimum internal dimensions are increased to 6.0m x 3.0m. However, this is not a Highways requirement due to the existing level of driveway parking being available and retained, which meets WBC parking standards.

Date:	19/11/24	Signed:	AC
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