

Date: 30 May 2025
Application: 251277



**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: 251277

Applicant: A DOHIL

Site Address: 10 Laud Way, Wokingham, RG40 1SF

Parish: Wokingham Town

Grid Reference: Easting - 482312, Northing - 168951

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey front extension and pitched roof over the existing single storey front porch, plus part conversion of the garage to habitable accommodation with associated raising of the single storey flat roof, and changes to fenestration.

Case Officer: James Fuller

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 251277. 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:	251277
Address:	10 Laud Way, Wokingham, RG40 1SF.		
Proposal:	Householder application for the proposed erection of single storey front extension and pitched roof over the existing single storey front porch, plus part conversion of the garage to habitable accommodation with associated raising of the single storey flat roof, and changes to fenestration.		
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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. The existing driveway will not be affected, but the applicant proposes to provide additional hardstanding in the front garden for parking. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Despite it is expected that there will be no additional demand for car parking and no reduction in parking provisions, so that the additional parking space is not essential, the proposed additional parking spaces can unlikely be accessed by utilising the existing dropped crossing.

The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. The crossing works will subject to final approval from the councils TM team.

The applicant shall confirm if the additional parking spaces will still be provided in this proposal or when discharging the condition.

The proposed store will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)			
1. CF3 - PARKING (TO BE APPROVED) 2. CG5 - SURFACING OF ACCESS 3. I22 - ACCESS CONSTRUCTION			
Date:	2/6/2025	Signed:	JP