

Date: 7 April 2025
Application: 250365



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 250365

Applicant: Mr James Quartermain

Site Address: 24 Broadwater Road, Twyford, Wokingham, RG10 0EX

Parish: Twyford

Grid Reference: Easting - 479343, Northing - 175011

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey front extension following demolition of the existing single storey front extension, garage conversion to create habitable accommodation, installation of a side canopy roof over new entrance along with changes to fenestration plus extension of hardstanding to the car parking and associated works to garden and gate.

Case Officer: Ben McEwan

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 250365. 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:	250365
Address:	24 Broadwater Road, Twyford, Wokingham, RG10 0EX.		
Proposal:	Householder application for the proposed erection of a two storey front extension following demolition of the existing single storey front extension, garage conversion to create habitable accommodation, installation of a side canopy roof over new entrance along with changes to fenestration plus extension of hardstanding to the car parking and associated works to garden and gate.		
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 7 to 8. 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 are proposed.

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

While the Highways welcome the additional parking to be provided via extending the hardstanding, the proposed provisions cannot be achieved by utilising the existing dropped crossing.

The recommended maximum width by the Traffic Management team of a dropped kerb 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 applicant is recommended to relocate the dropped crossing and extend the hardstanding further to provide three driveway spaces. Revised plan is required.

Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

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

Conditions & Reasons (if required)			
Date:	9/4/2025	Signed:	JP