

Date: 16 December 2024
Application: 243109



**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: 243109

Applicant: Mr Sam Ringrose

Site Address: 40 Haddon Drive, Woodley, Wokingham, RG5 4LU

Parish: Woodley

Grid Reference: Easting - 476477, Northing - 173535

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side/rear and front extensions along with changes to fenestration with addition of bay window to the front following demolition of the existing attached garage and outbuilding.

Case Officer: Marcus Hillman

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 243109. 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:	243109
Address:	40 Haddon Drive, Woodley, Wokingham, RG5 4LU.		
Proposal:	Householder application for the proposed erection of a single storey side/rear and front extensions along with changes to fenestration with addition of bay window to the front following demolition of the existing attached garage and outbuilding.		
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 submission, the numbers of habitable rooms on the ground floor will increase by two and the existing garage will be demolished. 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 of dimensions 4.8m x 2.5m 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 to three driveway parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The applicant is required to provide the total numbers of habitable rooms (preferably in form of floor plan of all floors) of the dwelling for Highways to determine the sufficiency of the proposed parking.

Meanwhile, parking spaces that meet the council's standards is expected to be provided by utilising the existing dropped crossing, which is unachievable without encroaching the public footway for the current proposal.

If the applicant may wish to relocate the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Direct access to the rear garden will be provided for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	17/12/2024	Signed:	JP
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