

Date: 31 July 2025
Application: 251826



**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: 251826

Applicant: Katrina Church

Site Address: 48 Valley Crescent, Wokingham, Wokingham, RG41 1NP

Parish: Invalid code

Grid Reference: Easting - 480116, Northing - 169640

Type of Development: Other Householder

Proposal: Householder application for proposed single storey front extension, part garage conversion and internal alterations.

Case Officer: Claire Moore

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 251826. 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:	251826
Address:	48 Valley Crescent, Wokingham, Wokingham, RG41 1NP.		
Proposal:	Householder application for proposed single storey front extension, part garage conversion and internal alterations.		
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

With reference to the submitted floor plan in planning application 163612, the existing dwelling has 6 habitable rooms. The proposal will reduce the total numbers of habitable rooms to 5. 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 Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway parking can meet the council's parking requirement by utilising the existing dropped crossing, which is acceptable.

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

Conditions & Reasons (if required)

Date:	4/8/2025	Signed:	JP
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