

Date: 13 September 2024
Application: 242347



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 242347

Applicant: Mr K Townsend

Site Address: 1 Diamond Villas, Ward's Cross, Hurst, Wokingham, RG10 0DG

Parish: St. Nicholas Hurst

Grid Reference: Easting - 479761, Northing - 173971

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey side extension, single storey rear extension, and loft conversion including rear roof change from hipped to dormer dormer.

Case Officer: Kieran Neumann

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 242347. 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:	242347
Address:	1 Diamond Villas, Ward's Cross, Hurst, Wokingham, RG10 0DG.		
Proposal:	Householder application for the proposed two storey side extension, single storey rear extension, and loft conversion including rear roof change from hipped to dormer dormer.		
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 5 to 8. Two driveway parking spaces of dimensions 4.8m x 2.4m are proposed within the red line.

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.

The proposed driveway can accommodate two driveway parking spaces of suitable dimensions by utilising the existing dropped crossing. The applicant shall consider either reducing the width of extension to provide the third parking space of required dimensions, or reducing one habitable room to meet the parking standards with two parking spaces.

No negative impact on abilities for cycle storage is expected, which is acceptable.

Conditions & Reasons (if required)

Date:	13/9/2024	Signed:	JP
-------	-----------	---------	----