

Date: 20 September 2024
Application: 242172



**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: 242172

Applicant: Mr and Mrs Chris and Lucy Wilson

Site Address: 17 Wildcroft Drive, Wokingham, RG40 3HY

Parish: Wokingham Town

Grid Reference: Easting - 480056, Northing - 166284

Type of Development: Other Householder

Proposal: Householder application for the proposed part single storey and part two storey front extension along with changes to fenestration. Followed by a part garage conversion to facilitate a utility room and external storage.

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 242172. 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:	242172
Address:	17 Wildcroft Drive, Wokingham, RG40 3HY.		
Proposal:	Householder application for the proposed part single storey and part two storey front extension along with changes to fenestration. Followed by a part garage conversion to facilitate a utility room and external storage.		
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 involve household extension and part garage conversion. The numbers of habitable rooms will remain unchanged as 10 after the extension. Meanwhile, the existing double garage of dimensions 5.6m x 5m does not fully meet the council's requirement for garage parking. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The existing driveway will have sufficient spaces for three driveway parking. The provision of external store for cycle storage is welcomed.

The Highways have no objection to the proposal.

Conditions & Reasons (if required)

Date:	20/9/2024	Signed:	JP
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