

Date: 12 December 2024
Application: 242669



**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: 242669

Applicant: MR AND MRS ALLAN AND EMMA RICH

Site Address: Kingslake House, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR

Parish: Finchampstead

Grid Reference: Easting - 481381, Northing - 165092

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion into habitable accommodation with changes to fenestrations.

Case Officer: Cameron Young

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 242669. 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:	242669
Address:	Kingslake House, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR.		
Proposal:	Householder application for the proposed garage conversion into habitable accommodation with changes to fenestrations.		
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 involves converting the existing garage into two additional habitable rooms ancillary to the main dwelling. As the existing garage of dimensions 7.3m x 5.8m meet the council's requirement for car parking as a single bay garage, there will be a loss of 0.5 parking space. Three driveway parking of dimensions 5m x 2.5m are proposed within the red line.

While the total numbers of habitable rooms cannot be identified from the submissions, the proposed development is likely to have a total of 8+ habitable rooms.

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

The three proposed driveway parking spaces are acceptable.

The garage has been removed from the proposal. Alternative cycle storage provision (direct access to the rear garden or cycle store) shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)
2. ANNEXE/OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed annexe shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: *In the interest of highway safety; to ensure acceptable access and parking*

Date:	16/12/2024	Signed:	JP
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