

Date: 13 November 2024
Application: 242492



**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: 242492

Applicant: Mrs Leanne Kelly

Site Address: 76 Arthur Road, Wokingham, RG41 2SY

Parish: Wokingham Town

Grid Reference: Easting - 480075, Northing - 168650

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side/front extension to include porch, single storey side/rear extension along with changes to fenestration following demolition of the existing conservatory plus chimney removal.

Case Officer: Adriana González

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 242492. 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:	242492
Address:	76 Arthur Road, Wokingham, RG41 2SY.		
Proposal:	Householder application for the proposed erection of a single storey side/front extension to include porch, single storey side/rear extension along with changes to fenestration following demolition of the existing conservatory plus chimney removal.		
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 6 to 8. The existing garage of dimensions 4.9m x 2.7m will be reduced to 4.2m x 2.6m. Both the existing garage and the proposed garage does not fully meet the council's requirements for car parking, there will be no loss or increase in parking space.

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

The driveway length will reduce to 6m after the extension, which is only sufficient for one parking space.

The applicant shall consider converting the garage into a car port with the minimum parking space dimensions, or to provide two driveway parking spaces of suitable dimensions by utilising the existing dropped crossing and without encroaching the public footway.

Direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	14/11/2024	Signed:	JP
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