

Date: 16 October 2024
Application: 242601



**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: 242601

Applicant: Mr&Mrs Gibbs

Site Address: Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU

Parish: Wokingham Town

Grid Reference: Easting - 479239, Northing - 168155

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey side and rear extension with installation of roof lights and changes to fenestration following the demolition of the existing rear extension.

Case Officer: Tariq Bailey-Biggs

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 242601. 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:	242601
Address:	Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU.		
Proposal:	Householder application for the proposed erection of a two storey side and rear extension with installation of roof lights and changes to fenestration following the demolition of the existing rear extension.		
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 9 to 10. The existing two driveway parking spaces and two garage parking spaces are indicated on Drawing 09 within the red line are retained.

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

While the site will have ample spaces for car parking, the retainment of two driveway spaces and the double garage parking will meet the council's requirements for car parking, which is acceptable.

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

Conditions & Reasons (if required)

Date:	16/10/2024	Signed:	JP
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