

Date: 26 March 2025
Application: 250736



**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: 250736

Applicant: Mr LEE Milligan

Site Address: 42 South Lake Crescent, Woodley, Wokingham, RG5 3QJ

Parish: Woodley

Grid Reference: Easting - 476491, Northing - 172182

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey front extension creating porch, two storey side extension, two storey rear extension plus conversion of loft to create habitable accommodation to include 1no. dormer, rooflights, solar panels and changes to fenestration.

Case Officer: Marcus Watts

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 250736. 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:	250736
Address:	42 South Lake Crescent, Woodley, Wokingham, RG5 3QJ.		
Proposal:	Householder application for the proposed erection of single storey front extension creating porch, two storey side extension, two storey rear extension plus conversion of loft to create habitable accommodation to include 1no. dormer, rooflights, solar panels and changes to fenestration.		
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. Three driveway parking are proposed within the red line.

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 three driveway parking of dimension 4.8m x 2.4m are proposed, one of the parking spaces are overlapped with the boundary wall, which is not acceptable. Parking spaces that meet the council's standards shall also be provided by utilising the existing dropped crossing, which is unachievable with the existing boundary treatment and without encroaching the public footway.

The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. To accommodate three parking spaces of suitable dimensions, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. The applicant is required to revise the parking plan in this application.

Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

The proposed 1m wide direct access to the rear garden is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)			
Date:	27/3/2025	Signed:	JP