

Date: 5 August 2024
Application: 241975



**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: 241975

Applicant: Mr & Mrs Panesar

Site Address: 83 Malone Road, Woodley, Wokingham, RG5 3NL

Parish: Woodley

Grid Reference: Easting - 475728, Northing - 172542

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a single storey front extension to create porch, conversion of the existing detached double garage into habitable accommodation along with changes to fenestration plus dropped kerb.

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 241975. 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:	241975
Address:	83 Malone Road, Woodley, Wokingham, RG5 3NL.		
Proposal:	Householder application for proposed erection of a single storey front extension to create porch, conversion of the existing detached double garage into habitable accommodation along with changes to fenestration plus dropped kerb.		
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 convert the double garage for one additional habitable room. The existing double garage of 4.7m in length does not fully comply with the council's requirement for car parking, resulting in no reduction in parking provisions. The applicant also proposes the relocation of access and dropped crossing to the location of the existing gate to facilitate parking.

While there is insufficient information to identify the total numbers of habitable rooms of the site, according to the WBC Car Parking Standards, the development in Urban location will generally require two to three driveway parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

As the new access is in close proximity to the junction, the Highways request the gate to be removed to ensure no obstruction to traffic flow. The 2m x 2m pedestrian visibility can then be achieved at the proposed location of new access.

There will have sufficient spaces for over three parking by utilising the proposed 3.1m width dropped crossing, which is acceptable.

The proposed storage of the outbuilding will be suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. CG5 (AMENED: a minimum 10m) - SURFACING OF ACCESS
2. CH4 - NO GATES (HIGHWAY REASON)
3. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed outbuilding 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
4. I22 - ACCESS CONSTRUCTION

Date:	7/8/2024	Signed:	JP
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