

Date: 1 August 2024
Application: 241956



**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: 241956

Applicant: Mr And Mrs Lucian Balan & Cornelia Radu

Site Address: 12 Coningham Road, Shinfield, Wokingham, RG2 8QP

Parish: Shinfield

Grid Reference: Easting - 472428, Northing - 168952

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a two storey side extension following demolition of the existing attached garage.

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 241956. 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:	241956
Address:	12 Coningham Road, Shinfield, Wokingham, RG2 8QP.		
Proposal:	Householder application for proposed erection of a two storey side extension following demolition of the existing attached garage.		
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 5m x 2.9m garage does not fully comply with the council's standards for car parking. Three driveway parking spaces of dimensions 4.8m x 2.4m are proposed within the red line.

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 driveway will have sufficient spaces for three parking of required dimensions by utilising the existing dropped crossing, which is acceptable.

The proposal involves demolition of existing garage. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	1/8/2024	Signed:	JP
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