

Date: 26 July 2024
Application: 241888



**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: 241888

Applicant: Mrs Amanda Collins

Site Address: 14 Wiltshire Avenue, Crowthorne, Wokingham, RG45 6NG

Parish: Wokingham Without

Grid Reference: Easting - 483831, Northing - 164348

Type of Development: Other Householder

Proposal: Householder application for the proposed raising and modification of the roof to create first floor accommodation and second floor storage with installation of rooflights, erection of a part single part two storey rear extension, changes to fenestration and conversion of the detached garage to habitable accommodation.

Case Officer: James Fuller

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 241888. 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:	AC		
Service	WBC Highways	App No:	241888
Address:	14 Wiltshire Avenue, Crowthorne, Wokingham, RG45 6NG.		
Proposal:	Householder application for the proposed raising and modification of the roof to create first floor accommodation and second floor storage with installation of rooflights, erection of a part single part two storey rear extension, changes to fenestration and conversion of the detached garage to habitable accommodation.		
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 result in additional habitable rooms and creation of annexe accommodation. Highways has no objection to the proposed annexe on the basis that this remains ancillary to the main dwelling.

The existing garage is to be converted. The existing driveway parking provides parking for a minimum of three vehicles. The level of parking meets WBC parking standards for the proposed development and is therefore considered acceptable.

1. ANNEXE TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed (INSERT: annexe) 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*

Date:	26/7/24	Signed:	AC
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