

Date: 17 September 2024
Application: 241866



**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: 241866

Applicant: Mr & Mrs A & C Counsell

Site Address: 6 Vermont Woods, Finchampstead, Wokingham, RG40 4PF

Parish: Invalid code

Grid Reference: Easting - 479030, Northing - 165436

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of the existing 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 241866. 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:	241866
Address:	6 Vermont Woods, Finchampstead, Wokingham, RG40 4PF.		
Proposal:	Householder application for the proposed conversion of the existing 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 increase the numbers of habitable rooms from 7 to 8 by garage conversion. As the existing garage dimensions of 4.1m x 2.5m does not fully meet the council's requirements for car parking, there will be no loss of garage parking space. Three driveway parking spaces of dimensions 5m x 2.5m are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require a minimum of two 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 driveway parking within the red line by utilising the existing dropped crossing, which is acceptable.

The existing direct access to the rear garden will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	18/9/2024	Signed:	JP
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