

Date: 4 October 2024
Application: 242498



**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: 242498

Applicant: Mrs Ramandeep Sandhu

Site Address: 13 Jerome Road, Woodley, Wokingham, RG5 3NH

Parish:

Grid Reference: Easting - 476003, Northing - 172677

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a new front porch and two storey side/rear extension and a single storey rear extension.

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 242498. 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:	242498
Address:	13 Jerome Road, Woodley, Wokingham, RG5 3NH.		
Proposal:	Householder application for the proposed erection of a new front porch and two storey side/rear extension and a single storey rear extension.		
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 numbers of habitable rooms will remain unchanged as six in the proposal. The existing garage of dimensions 5.4m x 2.7m will be demolished. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking 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 two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Two parking spaces can be provided by utilising the existing dropped crossing by rotating Car Parking 02. While the provision of the third parking space is welcomed, Car Parking 03 can unlikely be provided by utilising the existing dropped crossing. The applicant shall clarify if the third parking space will still be provided with a revised plan.

If the applicant may wish to relocate the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing. The recommended maximum width by the TM team is 3.6m.

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified either in this proposal or when discharging the condition.

Conditions & Reasons (if required)			
Date:	7/10/2024	Signed:	JP