

Date: 28 November 2024
Application: 243004



**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: 243004

Applicant: Mr & Mrs Lambert

Site Address: 14 Wheeler Avenue, Wokingham, RG40 5AH

Parish: Wokingham Town

Grid Reference: Easting - 482082, Northing - 169970

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear infill extension, partial conversion of the existing detached garage with changes to fenestration.

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 243004. 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:	243004
Address:	14 Wheeler Avenue, Wokingham, RG40 5AH.		
Proposal:	Householder application for the proposed erection of a single storey rear infill extension, partial conversion of the existing detached garage with changes to fenestration.		
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 after the extensions. The existing garage of dimensions 6.9m x 6m will be reduced to 6.9m x 3.4m, resulting in a loss of 0.5 parking space. Three driveway parking of dimensions 4.8m x 2.4m are proposed within the red line.

There is no highways concern for the proposed new pedestrian gate through the wall.

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, or absolute minimum dimensions of 4.8m x 2.4m.

All parking spaces are expected to be provided by utilising the existing dropped crossing. For this instant, the three proposed driveway parking of the proposed dimensions will meet the council's requirement. The retainment of garage for car parking is welcomed.

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

Conditions & Reasons (if required)

1. CF4 - PARKING (AS APPROVED)

Date:	29/11/2024	Signed:	JP
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