

Date: 25 September 2024
Application: 242429



**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: 242429

Applicant: Ms Kiranmai Chinnapapannagari

Site Address: 53 Woodwaye, Woodley, Wokingham, RG5 3HB

Parish: Woodley

Grid Reference: Easting - 475763, Northing - 173193

Type of Development: Other Householder

Proposal: Householder application for the proposed demolition of existing conservatory preceding single storey rear extension with roof light, front porch extension, loft conversion with dormer extension and roof light, and changes to existing fenestration.

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 242429. 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:	242429
Address:	53 Woodwaye, Woodley, Wokingham, RG5 3HB.		
Proposal:	Householder application for the proposed demolition of existing conservatory preceding single storey rear extension with roof light, front porch extension, loft conversion with dormer extension and roof light, and changes to existing 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 room will remain unchanged after the extensions, it is therefore expected that there will be no additional demand for car parking. Three driveway parking of dimensions 5m x 2.5m are proposed within the red line.

While the third parking space is not essential for meeting the council's parking requirements, the third parking space is unlikely to be provided within the red line by utilising the existing dropped crossing without encroaching the public footway.

If the applicant may wish to provide the third parking space by relocating 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 Traffic Management team is 3.6m.

Direct access to the rear garden will be suitable for cycle storage after the demolition of storage room, which is acceptable.

Conditions & Reasons (if required)

If the applicant may wish to provide the third parking space:

1. I22 - ACCESS CONSTRUCTION

Date:	26/9/2024	Signed:	JP
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