

Date: 6 August 2024
Application: 241979



**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: 241979

Applicant: Mr Senthilnathan Thiyagarajan

Site Address: 18 Ratby Close, Earley, Wokingham, RG6 4ER

Parish: Earley

Grid Reference: Easting - 475160, Northing - 170524

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a single storey front extension to create porch, single storey side and rear extension along with conversion attached garage into habitable accommodation following demolition of the existing conservatory.

Case Officer: Rowan Reynolds

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 241979. 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:	241979
Address:	18 Ratby Close, Earley, Wokingham, RG6 4ER.		
Proposal:	Householder application for proposed erection of a single storey front extension to create porch, single storey side and rear extension along with conversion attached garage into habitable accommodation following demolition of the existing conservatory.		
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

While the total numbers of habitable rooms cannot be identified in the submission, it is a single storey extension and the numbers of habitable rooms on the ground floor increased by 1. The existing garage of 5.3m x 2.3m does not fully meet the council's requirements for car parking, resulting in no loss of parking space. Two driveway parking of dimensions 5m x 2.5m are proposed within the red line.

According to the WBC Car Parking Standards, the development in Urban location will generally 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 existing private drive will have sufficient spaces for at leave two driveway parking within the red line, which is acceptable.

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

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	8/8/2024	Signed:	JP
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