

Date: 29 January 2025
Application: 242701



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 242701

Applicant: Mr & Mrs Billen

Site Address: 44 Hatch Ride, Crowthorne, Wokingham, RG45 6LB

Parish: Wokingham Without

Grid Reference: Easting - 483992, Northing - 165271

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension and a first floor side extension, plus conversion of the garage to habitable accommodation, roof alterations and erection of an outbuilding.

Case Officer: Ben McEwan

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 242701. 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:	AC		
Service	WBC Highways	App No:	242701
Address:	44 Hatch Ride, Crowthorne, Wokingham, RG45 6LB.		
Proposal:	Householder application for the proposed erection of a single storey front extension and a first floor side extension, plus conversion of the garage to habitable accommodation, roof alterations and erection of an outbuilding.		
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 result in additional habitable rooms and conversion of the garage. The remaining level of driveway parking meets WBC parking standards and is therefore considered acceptable to serve the development.

Highways has no objection to the proposed outbuilding on the basis that this will be ancillary to the main dwelling. Its location does not impact on an acceptable level of driveway parking being retained.

Date:	30/1/25	Signed:	AC
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