

Date: 12 August 2024
Application: 242016



**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: 242016

Applicant: Mr&Mrs Popple

Site Address: 22 Elmley Close, Wokingham, RG41 1HP

Parish: Wokingham Town

Grid Reference: Easting - 479669, Northing - 170240

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey side extension.

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 242016. 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:	242016
Address:	22 Elmley Close, Wokingham, RG41 1HP.		
Proposal:	Householder application for the proposed single storey side 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

While the total numbers of habitable rooms cannot be identified from the submission, the numbers of habitable rooms on ground floor increased by 1. The applicant proposes to retain the two existing driveway spaces and the single bay garage within the red line for parking.

According to the WBC Car Parking Standards, the development of such scale in Urban location will generally require two to three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retainment of existing driveway and garage parking will be sufficient to meet the council's parking requirements.

Direct access to the rear garden is available for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

Date:	13/8/2024	Signed:	JP
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