

Date: 14 March 2025
Application: 250565



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: 250565

Applicant: Mr and Mrs Kirk

Site Address: 12 Denton Road, Wokingham, Wokingham, RG40 2DX

Parish: Wokingham Town

Grid Reference: Easting - 481416, Northing - 168561

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey side and rear extensions. Plus, the erection of a new chimney and changes to fenestration. Following the demolition of the existing detached garage.

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 250565. 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:	250565
Address:	12 Denton Road, Wokingham, Wokingham, RG40 2DX.		
Proposal:	Householder application for the proposed two storey side and rear extensions. Plus, the erection of a new chimney and changes to fenestration. Following the demolition of the existing detached garage.		
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 increase the numbers of habitable rooms from 6 to 7. As the existing garage of dimensions 6.3m x 2.4m does not fully meet the council's requirement for car parking, there will be 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 of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The two proposed driveway parking will meet the council requirements. However, those parking are unlikely to be achievable by utilising the existing dropped crossing. Meanwhile, the applicant proposes to remove the gate, gate pillar and fence along Denton Road, which widens the driveway to 10.4m.

To accommodate the widened driveway, works are required to the dropped crossing. 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 of dropped crossing by the Traffic Management team is 3.6m. To serve the proposed parking layout, part of the existing dropped crossing will likely have to relocate towards west and the excessive section will need

to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. A revised plan is required.

The proposed garage will be suitable for cycle storage, which is acceptable.

If applicable, the Highways recommend the applicant to consider an alternative option to replace the proposed utility room and garage into a carport.

Conditions & Reasons (if required)			
Date:	17/3/2025	Signed:	JP