

Date: 5 September 2024
Application: 242273



**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: 242273

Applicant: Kelly and Ian Debenham and Mulley

Site Address: 220 London Road, Wokingham, Wokingham, RG40 1SW

Parish: Invalid code

Grid Reference: Easting - 482331, Northing - 168666

Type of Development: Other Householder

Proposal: Householder application for the proposed side and rear two storey extension and single storey front extension. Including major internal refurbishment of existing space, demolition of existing garage and addition of rear balcony, changes to existing fenestration and addition of roof lights on both existing dwelling and extension.

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 242273. 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:	242273
Address:	220 London Road, Wokingham, Wokingham, RG40 1SW.		
Proposal:	Householder application for the proposed side and rear two storey extension and single storey front extension. Including major internal refurbishment of existing space, demolition of existing garage and addition of rear balcony, changes to existing fenestration and addition of roof lights on both existing dwelling and 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

The proposal will increase the numbers of habitable room from 6 to 9 and remove the existing garage of dimensions 7.8m x 4.8m, resulting in a loss of 0.5 parking space. No proposed alternation along the driveway and all existing driveway spaces are proposed to be retained.

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

The existing driveway will have sufficient spaces for more than three parking spaces by utilising the existing dropped crossing, which is acceptable.

Despite the garage is removed, direct access to the rear garden is available for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	6/9/2024	Signed:	JP
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