

Date: 19 July 2024
Application: 241827



**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: 241827

Applicant: MR MUNISH TANEJA

Site Address: 2 Conygree Close, Earley, Wokingham, RG6 4XE

Parish: Invalid code

Grid Reference: Easting - 474873, Northing - 169995

Type of Development: Other Householder

Proposal: Householder application for proposed garage conversion to facilitate a gym with a WC/shower and utility room.

Case Officer: Cameron Young

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 241827. 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:	241827
Address:	2 Conygree Close, Earley, Wokingham, RG6 4XE.		
Proposal:	Householder application for proposed garage conversion to facilitate a gym with a WC/shower and utility room.		
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 proposal will increase the numbers of habitable rooms on the ground floor by 1 and remove the garage, resulting in a loss of 0.5 parking. Three driveway parking spaces are proposed within the red line.

According to the WBC Car Parking Standards, the development in Uran 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 driveway will have sufficient spaces for three proposed driveway parking of appropriate dimensions within the red line by utilising the existing dropped crossing, which is acceptable.

Existing direct access to the rear garden will be retained, which will remain acceptable for cycle storage.

Conditions & Reasons (if required)

Date:	22/7/2024	Signed:	JP
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