

Date: 21 January 2025
Application: 250110



**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: 250110

Applicant: Mr Bruce Munuwa

Site Address: 58 Copse Drive, Wokingham, Wokingham, RG41 1LX

Parish: Wokingham Town

Grid Reference: Easting - 480100, Northing - 169427

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of existing detached garage into habitable accommodation along with changes to fenestration.

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 250110. 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:	250110
Address:	58 Copse Drive, Wokingham, Wokingham, RG41 1LX.		
Proposal:	Householder application for the proposed conversion of existing detached garage into habitable accommodation along with changes to fenestration.		
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 applicant proposes to convert the existing garage into one habitable room. As the dimensions of the existing garage is circa 6.1m x 2.8m, which does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two existing driveway parking will be retained.

Due to the absence of independent access, parking and cycle parking for the new outbuilding, the Highways will recommend an objection if the converted garage will be independent from the main dwelling. The applicant shall confirm if the proposed conversion will be ancillary to the main dwelling.

For practicality, the Highways will provide the following responses by assuming it to be an ancillary to the main dwelling.

While there is insufficient information to identify the numbers of habitable rooms of the existing dwelling, according to the WBC Car Parking Standards, the development of such scale in Urban location will generally require two to three driveway parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The driveway within the red line will have sufficient spaces for three driveway parking by utilising the existing dropped crossing, and that will meet the WBC parking standards.

With the direct access to the rear garden, no negative impacts on abilities for cycle storage are expected, which is acceptable.

The Highways will have no objection to the proposal subject to the confirmation of the conversion will be ancillary to the main dwelling and the condition below. Otherwise, the Highways are unlikely to support this proposal.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	22/1/2025	Signed:	JP
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