

Date: 19 August 2024
Application: 242054



**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: 242054

Applicant: Mr and Mrs Taylor

Site Address: 27 Charwood Road, Wokingham, RG40 1RY

Parish: Wokingham Town

Grid Reference: Easting - 482607, Northing - 169038

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single-storey rear extension and a part single part two-storey side extension.

Case Officer: Claire Moore

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 242054. 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:	242054
Address:	27 Charwood Road, Wokingham, RG40 1RY.		
Proposal:	Householder application for the proposed erection of a single-storey rear extension and a part single part two-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

The site is in relation to a Pre-application Reference 231675. The proposal will increase the numbers of habitable rooms from 5 to 7, and the garage of dimensions 7m x 4.8m will be reduced to 5.5m x 3.2m which does not fully meet the council requirements for car parking, resulting in a loss of 0.5 parking space. Three driveway parking is 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 existing driveway will be sufficient for two parking spaces by utilising the existing dropped crossing, which is acceptable.

While the third parking is not essential for complying the parking standards, if it will be provided, it is unlikely to be achieved by utilising the existing dropped crossing. In accordance with Traffic Management guidance, a dropped crossing with a width of 3.6m is recommended. To serve the proposed parking layout, this will need to be provided in a centralised position. The crossing works will be subject to final approval from the council's TM team.

Direct access to the rear garden will be provided and the garage door will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

If the third parking will be provided:

1. The development shall not be occupied until the vehicular access from the highway has been altered to provide a centralised circa 3.6m wide dropped crossing, unless agreed otherwise, in writing, by WBC Traffic Management (this work will need separate authorisation by the Borough's Traffic Management section – see informative below). –
DROPPED CROSSING
2. I22 - ACCESS CONSTRUCTION

Date:	19/8/2024	Signed:	JP
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