

Date: 3 October 2024
Application: 242517



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: 242517

Applicant: Mr & Mrs G Rutter

Site Address: 10 Russell Way, Winnersh, Wokingham, RG41 5SN

Parish: Winnersh

Grid Reference: Easting - 477783, Northing - 170382

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side extension and a garage conversion following the installation of roof lights.

Case Officer: James Fuller

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 242517. 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:	242517
Address:	10 Russell Way, Winnersh, Wokingham, RG41 5SN.		
Proposal:	Householder application for the proposed erection of a single storey side extension and a garage conversion following the installation of roof lights.		
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 numbers of habitable rooms will remain unchanged in this proposal. The length of the existing 5.9m x 2.5m garage will be reduced and converted into 2m x 2.5m storage room. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking of dimensions 4.9m x 2.4m are proposed within the red line.

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

Three driveway parking spaces can be provided within the red line by utilising the existing dropped crossing. While the proposed driveway parking spaces are slightly smaller than the recommended dimensions, it is considered acceptable for this instance.

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

Conditions & Reasons (if required)

Date:	7/10/2024	Signed:	JP
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