

Date: 17 September 2024
Application: 241919



**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: 241919

Applicant: Mr Mark Dufin

Site Address: 8 Hunters Way, Spencers Wood, Wokingham, RG7 1HW

Parish: Shinfield

Grid Reference: Easting - 471604, Northing - 166442

Type of Development: Other Householder

Proposal: Householder application for proposed first floor front and side extension, 2 no. rear dormers, loft conversion to create habitable accommodation, plus white external render and change of fenestration.

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 241919. 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:	AC		
Service	WBC Highways	App No:	241919
Address:	8 Hunters Way, Spencers Wood, Wokingham, RG7 1HW.		
Proposal:	Householder application for proposed first floor front and side extension, 2 no. rear dormers, loft conversion to create habitable accommodation, plus white external render and change of 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 proposal will not have a significant impact in respect of the overall number of habitable rooms, and therefore, the councils parking standards are unaffected.

The existing level of parking (driveway parking for three vehicles) will be retained, and this is considered acceptable in this instance. The garage is also to be retained and this would be suitable for a small car.

The drawing indicates a fourth driveway parking spaces, however, this is not a highways requirement of this planning application. Should the applicant wish to pursue this, or make any alterations to the dropped crossing, they will need to liaise directly with WBC Traffic Management team.

Date:	19/9/24	Signed:	AC
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