

Date: 23 December 2024
Application: 243183



**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: 243183

Applicant: Mr & Mrs P Racz

Site Address: 6 Songbird Close, Shinfield, Wokingham, RG2 9AB

Parish: Shinfield

Grid Reference: Easting - 473255, Northing - 168096

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension and part conversion of the garage to habitable accommodation with associated changes to 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 243183. 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:	243183
Address:	6 Songbird Close, Shinfield, Wokingham, RG2 9AB.		
Proposal:	Householder application for the proposed erection of a single storey rear extension and part conversion of the garage to habitable accommodation with associated 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

While the total numbers of habitable rooms cannot be identified in the submission, the numbers of habitable rooms on the ground floor increased by 1. As the existing garage of dimensions 6.1m x 2.5m does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking of dimensions 5m x 2.5m are proposed within the red line.

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

Beyond the two driveway parking proposed in the proposal, an additional parking space of suitable dimensions can be provided in front of the proposed store, which will meet the council's requirement. The applicant is expected to utilise the existing dropped crossing for the proposed spaces and the vehicles shall not encroach with the public footway.

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

Conditions & Reasons (if required)

Date:	24/12/2024	Signed:	JP
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