

Date: 9 December 2024
Application: 243084



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: 243084

Applicant: Mrs G Carnegie

Site Address: 68 Campbell Road, Woodley, Wokingham, RG5 3PG

Parish: Invalid code

Grid Reference: Easting - 475681, Northing - 172497

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey rear/side extension with front canopy roof, brick wall and garage conversion.

Case Officer: Marcus Watts

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 243084. 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:	243084
Address:	68 Campbell Road, Woodley, Wokingham, RG5 3PG.		
Proposal:	Householder application for the proposed single storey rear/side extension with front canopy roof, brick wall and garage conversion.		
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 involve extension and erection of brick wall. The numbers of habitable rooms will remain unchanged after the extension. As the existing garage of dimension 5.3m x 2.5m does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two existing driveway parking of dimensions 4.8m x 2.4m will be retained within the red line.

Parking Provisions

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

The proposed driveway of 10.7m x 2.7m is sufficient for two parking, which is acceptable.

There is no direct access to the rear garden and the garage has been removed from the proposal. Alternative cycle storage provision shall be identified in this proposal or when discharging the condition.

Boundary Treatment

While the proposed wall has been offset from the edge of the carriageway, no impacts on the public highways and the visibility splays are expected, the proposed heights of the brick wall are inconsistent in block plan (600mm) and proposed elevation of wall (1m). The applicant is required to clarify this discrepancy.

Conditions & Reasons (if required)			
Date:	10/12/2024	Signed:	JP