

Date: 19 November 2024
Application: 242797



**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: 242797

Applicant: Mr & Mrs Neil & Jo Callaway

Site Address: 99 Hyde End Lane, Spencers Wood, Wokingham, RG7 1ES

Parish: Shinfield

Grid Reference: Easting - 472490, Northing - 167440

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey front porch, single storey rear extension with roof light. As well as two rear dormers at rear and one roof light at front to facilitate loft conversion.

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 242797. 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:	242797
Address:	99 Hyde End Lane, Spencers Wood, Wokingham, RG7 1ES.		
Proposal:	Householder application for the proposed erection of single storey front porch, single storey rear extension with roof light. As well as two rear dormers at rear and one roof light at front to facilitate loft 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 result in additional habitable rooms and part conversion of the garage.

The submitted drawing indicates that at least three parking spaces can be provided within the frontage of the site. The level of parking meets WBC parking standards and is therefore acceptable.

The existing dropped crossing is also considered acceptable to serve the proposed driveway parking.

The retained garage/store will be suitable for cycle storage.

Conditions & Reasons (if required)

- CF4 – PARKING (AS APPROVED)

Date:	20/11/24	Signed:	AC
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