

Date: 31 July 2024
Application: 241924



**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: 241924

Applicant: Mr Matthew Davies

Site Address: 3 Sorrel Drive, Arborfield Green, Wokingham, RG2 9QY

Parish: Barkham

Grid Reference: Easting - 477005, Northing - 166046

Type of Development: Other Householder

Proposal: Householder application for proposed erection of outbuilding and pergola in rear garden, installation of heat pump and hot tub, plus change of fenestration at garage.

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 241924. 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:	241924
Address:	3 Sorrel Drive, Arborfield Green, Wokingham, RG2 9QY.		
Proposal:	Householder application for proposed erection of outbuilding and pergola in rear garden, installation of heat pump and hot tub, plus change of fenestration at garage.		
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

With reference to the approved details of under Planning Application Reference 220421, Plot 40 consists of 8 habitable rooms. The proposal involves new pedestrian door to garage and erection of outbuilding for one additional habitable room, increasing the numbers of habitable rooms from 8 to 9. The existing parking spaces and garage will be retained.

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

The proposed retainment of two driveway parking spaces and a single garage bay for parking is acceptable.

There is no highways concern for the installations at garage subject to the internal dimensions of the garage remains suitable for car parking.

No change in the ability for cycle storage is expected, which is acceptable.

Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
2. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:

1/8/2024

Signed:

JP