

Date: 1 August 2024
Application: 241930



**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: 241930

Applicant: Mr & Mrs Smith

Site Address: 20 Rotherfield Avenue, Wokingham, RG41 2EX

Parish: Wokingham Town

Grid Reference: Easting - 479924, Northing - 169344

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension and two storey side extension. The enlargement of front and rear dormers following the demolition of the existing rear extension and side lean-to, plus conversion of the garage to habitable accommodation, removal of a chimney, changes to fenestration and external materials.

Case Officer: Claire Moore

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 241930. 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:	241930
Address:	20 Rotherfield Avenue, Wokingham, RG41 2EX.		
Proposal:	Householder application for the proposed erection of a single storey rear extension and two storey side extension. The enlargement of front and rear dormers following the demolition of the existing rear extension and side lean-to, plus conversion of the garage to habitable accommodation, removal of a chimney, changes to fenestration and external materials.		
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 numbers of habitable rooms will remain unchanged and the existing garage of dimensions 5.2m x 2.8m does not fully comply with the council's standards for car parking. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The proposal will have no impacts on the existing driveway parking, which is acceptable.

Despite the garage will be removed, direct access to the rear garden and the proposed storage room will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	1/8/2024	Signed:	JP
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