

Date: 2 September 2024
Application: 242197



**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,

Variation/Removal of Condition Consultation

Application Number: 242197

Applicant: Mr Shreyas Subramanya

Site Address: 4 Burwell Close, Earley, Wokingham, RG6 4BB

Parish: Earley

Grid Reference: Easting - 475278, Northing - 170170

Type of Development: Other Householder

Proposal: Application to vary condition 2 of planning consent 240302 for the proposed erection of single storey front, side, and rear extensions, following conversion of garage to habitable accommodation. Condition 2 refers to approved details and variation is to allow changes to dimensions and design of the front porch; changes to dimensions, roof design and layout of the rear extension; and changes to fenestration.

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 242197. 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:	242197
Address:	4 Burwell Close, Earley, Wokingham, RG6 4BB.		
Proposal:	Application to vary condition 2 of planning consent 240302 for the proposed erection of single storey front, side, and rear extensions, following conversion of garage to habitable accommodation. Condition 2 refers to approved details and variation is to allow changes to dimensions and design of the front porch; changes to dimensions, roof design and layout of the rear extension; and 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

Compared to the permitted plan, the proposal will increase the numbers of habitable rooms on the ground floor by 1.

As the development of such scale in Urban location will generally require a minimum of two parking within the red line boundary, the two approved parking spaces in the previous consent shall remain sufficient.

The applicant shall be reminded that the previous highways conditions (approval conditions 4 and 5) will remain effective.

Conditions & Reasons (if required)

Date:	2/9/2024	Signed:	JP
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