

Date: 18 August 2025
Application: 251611



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: 251611

Applicant: Mr & Mrs Sangha

Site Address: 4 Dearlove Place, Shinfield, Wokingham, RG2 9FZ

Parish: Shinfield

Grid Reference: Easting - 473641, Northing - 168456

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side extension to the dwelling alongside alterations to the side fenestration, with the extension and alteration of the detached garage roof including the insertion of front and rear dormers and changes to garage fenestration.

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 251611. 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:	251611
Address:	4 Dearlove Place, Shinfield, Wokingham, RG2 9FZ.		
Proposal:	Householder application for the proposed erection of a single storey side extension to the dwelling alongside alterations to the side fenestration, with the extension and alteration of the detached garage roof including the insertion of front and rear dormers and changes to garage 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

Highways has no comment on the proposed extension as this will not result in any additional habitable rooms and has no impact on the level of parking.

Although there is no objection in principle to the creation of ancillary storage/games room in the upper part of the garage, the proposed staircase will impact on one of the garage parking spaces. Highways request if an external staircase can be provided instead?

Date:	19/8/25	Signed:	AC
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