

Date: 10 February 2025
Application: 250287



**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: 250287

Applicant: Mr & Mrs Polnik

Site Address: 58 Redhatch Drive, Earley, Wokingham, RG6 5QR

Parish: Earley

Grid Reference: Easting - 474150, Northing - 170872

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side extension to include veranda following demolition of the existing garage and veranda, raising of the single storey flat roof at the rear, installation of solar panels plus changes to fenestration

Case Officer: Marcus Hillman

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 250287. 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:	250287
Address:	58 Redhatch Drive, Earley, Wokingham, RG6 5QR.		
Proposal:	Householder application for the proposed erection of a single storey side extension to include veranda following demolition of the existing garage and veranda, raising of the single storey flat roof at the rear, installation of solar panels plus 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

The proposal will not result in any additional habitable rooms and this will not affect WBC parking standards.

The garage is to be removed, however, the internal dimensions do not meet the councils standards for parking a car, and as such it is not considered to result in a loss of parking.

A storage area is proposed, and this would be suitable for cycle storage.

The existing driveway parking will be retained, and the level of parking is considered acceptable in this instance.

Date:	12/2/25	Signed:	AC
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