

Date: 14 October 2024
Application: 242411



**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: 242411

Applicant: Mr Radu Visinoiu

Site Address: 3 Skeffling Close, Earley, Wokingham, RG6 3XS

Parish: Earley

Grid Reference: Easting - 476177, Northing - 170592

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension and a single storey rear extension, plus conversion of the garage to habitable accommodation with associated changes to fenestration.

Case Officer: Victoria Morgan

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 242411. 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:	242411
Address:	3 Skeffling Close, Earley, Wokingham, RG6 3XS.		
Proposal:	Householder application for the proposed erection of a single storey front extension and a single storey rear extension, plus conversion of the garage to habitable accommodation with associated 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 result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards.

The garage is to be removed. The existing level of driveway parking will be retained and this is considered acceptable in this instance.

The proposal will remove opportunity for secure cycle storage, either within the garage or access through the garage to the rear garden. It is therefore recommended that alternative cycle storage is provided within the frontage of the site (without impact on the parking area).

Conditions & Reasons (if required)

1. CF9 (AMEND: Prior to occupation of the development) - CYCLE PARKING (TO BE APPROVED)

Date:	15/10/24	Signed:	AC
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