

Date: 16 July 2025
Application: 251672



**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: 251672

Applicant: Ms Sangeeta Vepa

Site Address: 28 Springdale, Earley, Wokingham, RG6 5PR

Parish: Earley

Grid Reference: Easting - 474581, Northing - 170730

Type of Development: Other Householder

Proposal: Householder application for proposed single storey rear and side extension following demolition of existing single storey rear extension and garage.

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 251672. 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:	251672
Address:	28 Springdale, Earley, Wokingham, RG6 5PR.		
Proposal:	Householder application for proposed single storey rear and side extension following demolition of existing single storey rear extension and garage.		
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 council's parking standards.

The garage will be removed, however, it not considered that this will represent a significant loss of parking as the garage does not meet the councils current standards for parking a car.

The driveway alongside the property will be reduced in length. The submitted drawing indicates a replacement parking space to be provided within the frontage. This is considered acceptable in this instance on the basis that the existing dropped crossing is used for access.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)

Date:	17/7/25	Signed:	AC
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