

Date: 10 October 2025
Application: 252103



**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: 252103

Applicant: Mr Lazmir Velo

Site Address: 32 Sutcliffe Avenue, Earley, Wokingham, RG6 7JN

Parish: Earley

Grid Reference: Easting - 475726, Northing - 171422

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single, part two-storey side extension, single-storey rear extension, conversion of loft to habitable space with rear dormer, addition of 6 no. rooflights following demolition of existing detached garage, single-storey side extensions and rear extension.

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 252103. 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 requested from the case officer.

Your observations are required in respect of this application by **31 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SW		
Service	WBC Highways	App No:	252103
Address:	32 Sutcliffe Avenue, Earley, Wokingham, RG6 7JN.		
Proposal:	Householder application for the proposed erection of a part single, part two-storey side extension, single-storey rear extension, conversion of loft to habitable space with rear dormer, addition of 6 no. rooflights following demolition of existing detached garage, single-storey side extensions and rear extension.		
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

General

Proposed works consists of increasing the number of habitable rooms to provide a total of 6 habitable rooms.

Access

It was acknowledged by the applicant that the proposed works will not affect the existing access to the dwelling. However, the car parking provision outlined in the 'Proposed Parking Plan LV_016' shows a vehicle reversing through an existing wall (as shown on Google Maps). Although the front garden area is sufficient in size to facilitate two parking spaces, the drawing is unclear on both access route and the hardstanding provision for two parking spaces. An updated plan that clearly demonstrates the access proposals and vehicle routeing within the existing drop kerbs and boundary wall is welcomed by the LHA.

Car Parking

It was acknowledged by the applicant that the proposed works will not affect the existing car parking provision. Two designated parking spaces are provided within the site. The WBC parking standards state the requirement for an additional unallocated parking space. It is acknowledged that there is sufficient on street parking facilities adjacent to the dwelling. The proposed car parking provision is acceptable.

Cycle Parking

The removal of the existing garage requires the retention of cycle storage space. The proposed works provides direct access to the rear garden and storage shed located at the southern end of the rear garden. The cycle storage provision is acceptable.

Conditions & Reasons (if required)

Date:	28.10.2025	Signed:	SW
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