

Date: 26 March 2026
Application: 260711



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 260711

Applicant: Mr and Mrs Khan

Site Address: 433 Wokingham Road, Earley, Wokingham, RG6 7EL

Parish: Earley

Grid Reference: Easting - 476235, Northing - 171638

Type of Development: Other Householder

Proposal: Householder application for proposed 2 storey front extension to facilitate bay window installation, a second story front extension, a part single part 2 story rear extension with rooflights, garage conversion into habitable accommodation, roof replacement and an ancillary outbuilding to facilitate disability needs.

Case Officer:

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 260711. 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 **16 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260711
Address:	433 Wokingham Road, Earley, Wokingham, RG6 7EL.		
Proposal:	Householder application for proposed 2 storey front extension to facilitate bay window installation, a second story front extension, a part single part 2 story rear extension with rooflights, garage conversion into habitable accommodation, roof replacement and an ancillary outbuilding to facilitate disability needs.		
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

The proposed development is for an extension to the existing dwelling, garage conversion to habitable accommodation, and the erection of an outbuilding.

It is noted that the dwelling received planning approval (ref: 232247) for a two-storey side extension in November 2023, which has since been built out. The Highways would have expected the proposals to be delivered in accordance with the approved details.

The existing dwelling is comprised of seven habitable rooms. The proposed dwelling is comprised of eleven habitable rooms, including one habitable room in the outbuilding.

Car Parking

Parking is to be provided in line with WBC Parking Standards which require three car parking spaces for a dwelling of such scale. Each car parking space should have minimum dimensions of 2.5m x 5.0m.

While there is suitable space on the driveway to accommodate three parking bays, the plans provided only show two parked cars with different orientation. It is relevant to note that the parking arrangement in Drawing No. 2601-P107 is substantially different from the approved parking layout with five parking spaces in Drawing No. 2023-1146-201A under 232247. It will result in additional demand for car parking and reduction in parking provisions, which is unacceptable. The applicant shall revise the car parking plan to reflect the approved parking arrangement.

Alternatively, the applicant is to provide a parking layout which indicates three car parking spaces of suitable dimensions and swept path analysis of a large saloon car demonstrating access and egress in the forward gear, which may require converting part of the existing front garden into hardstanding to facilitate manoeuvring. This is in the interest of highway safety, given that the site is accessed off a Classified A-road.

Cycle Storage

WBC requires a dwelling of the proposed scale to accommodate the storage of three cycles. The existing garage is proposed to be converted and joined with the main dwelling. However, side access to the rear garden is to be retained, which is acceptable.

Outbuilding

The outbuilding is accessed via a shared access with the main dwelling. On this basis, WBC Highways recommend it be secured by condition as ancillary to the main dwelling.

Conditions & Reasons (if required)

Date:	10.04.26	Signed:	JP [LS]
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