

Date: 10 July 2025
Application: 251613



**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: 251613

Applicant: Mr Jamshed Miah

Site Address: 77 Elm Road, Earley, Wokingham, RG6 5TB

Parish: Earley

Grid Reference: Easting - 473749, Northing - 170885

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension to form a porch, alongside a part single, part two- storey, and part three-storey side/rear extension incorporating gables, rear dormers, and roof lights to the front within a redesigned roofs cape, following the demolition of the existing garage, office, and dining room.

Case Officer: Rowan Reynolds

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 251613. 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:	JP		
Service	WBC Highways	App No:	251613
Address:	77 Elm Road, Earley, Wokingham, RG6 5TB.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form a porch, alongside a part single, part two- storey, and part three-storey side/rear extension incorporating gables, rear dormers, and roof lights to the front within a redesigned roofs cape, following the demolition of the existing garage, office, and dining room.		
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 site is in relation to a previous planning ref. 230580, approved with site-specific considerations. The applicant proposes to increase the numbers of habitable rooms from 7 to 8. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of garage parking space.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the parking statement suggests that three existing parking spaces will be retained, only two driveway parking spaces are indicated within the red line. The site unlikely can provide the third spaces to manoeuvre with the current access arrangement. Part of the existing driveway in front of the garage will be converted to form the porch, resulting in reduced driveway area. Clarification on parking arrangement is required. The planning officer may wish to consider if the previous site-specific considerations are still applicable for this site to accept only two driveway parking provisions.

It is relevant to note that parking activity has been indicated in front of the site boundary, encroaching the highway verge, which does not consider as appropriate parking behaviour.



As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)			
Date:	11/7/2025	Signed:	JP