

Date: 5 August 2025
Application: 251652



**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: 251652

Applicant: Mr Prempal Singh Hari

Site Address: 14 Eastbury Park, Winnersh, Wokingham, RG41 5TL

Parish: Winnersh

Grid Reference: Easting - 478751, Northing - 170740

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single part two storey side extension following demolition of existing attached garage and side extension, plus changes to fenestration.

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 251652. 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:	251652
Address:	14 Eastbury Park, Winnersh, Wokingham, RG41 5TL.		
Proposal:	Householder application for the proposed erection of a part single part two storey side extension following demolition of existing attached garage and side extension, plus 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 applicant proposes to increase the numbers of habitable rooms from 5 to 6. As the existing 2.4m long garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking are proposed within the red line.

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

The proposed parking arrangement can be provided by utilising the existing dropped crossing, which is acceptable.

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	7/8/2025	Signed:	JP
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