

From: Sumaiya <banu.sumaiya@googlemail.com>
Sent: 15 December 2025 20:47:07 UTC+00:00
To: "Nikita George" <Nikita.George@wokingham.gov.uk>
Cc: "Benjamin Hindle" <Benjamin.Hindle@wokingham.gov.uk>; "Development Control" <development.control@wokingham.gov.uk>; "Yusuf Jayapalan" <Yusuf.jayapalan@googlemail.com>
Subject: Re: 27 Pitts Lane, Earley, Wokingham, RG6 1BX - 252668
Attachments: 27 Pitts kerb drop - Updated Block Plan V3 -TQRQM25349183600738.pdf

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WARNING! For the attention of WBC, Optalis, WHL, BCSolutions and Councillors	This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe
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Dear Nikita,

Please see attached requested revised plan showing:

- Exact length of the wall to be retained as 4.9m. Our existing wall is 9.39m.
- Additional hard surfacing will be required over the verge as it currently has soil, not tarmac.
- Clear annotation of the parking spots (a flower border will be created at the adjoining fence of house 29).
- Total length of the dropped kerb will be 6.4m. Our current kerb is 3.66m and we are proposing an extension of 2.74m. Our neighbor's (house 25) existing kerb is 6.4m.

I agree to the extension of time until 21st Jan 2026 to permit discussion with WBC Highways.

Many Thanks,

Sumaiya Banu

On Fri, Dec 12, 2025 at 12:48 PM Nikita George <Nikita.George@wokingham.gov.uk> wrote:

Dear Mrs Banu,

Hope you're well.

I am the planning officer for your application regarding the proposed installation of a dropped kerb and new access to the front of the property, following the part-demolition of the existing garden wall.

Highways were consulted for this proposal who outlined that they had no objection with the proposals to accommodate four car parking spaces, however, they did raise some concerns that will need to be addressed prior to determination. They outlined that separate liaison is required with WBC's traffic management as the total width of the dropped kerb is greater than that usually accepted. They also outlined that no plans have been submitted showing the removal of the wall, nor clear parking spaces.

Can you please provide a revised plan showing the wall removed (the exact length of the wall left, which can be scaled), details of whether any additional hard surfacing will be required (over the verge) and clear annotation of the parking spots (assuming the lawn will not be kept as such). We also require the total length of the dropped kerb (accounting for that shared by your neighbour) which at current is not shown in plan form.

I would be grateful if you could please provide these updated plans by close of play 17/12/2025. Further, an extension of time is required until 21st January 2026 which will permit re-consultation with highways.

If you could please confirm receipt of this email and agree to the extension of time to permit this proactive discussion with WBC Highways that would be much appreciated.

Kind Regards,

Nikita

Nikita George

Planning Intern – Development Management and Compliance

Wokingham Borough Council

Email: Nikita.George@wokingham.gov.uk

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