

Date: 30 October 2025
Application: 251994



**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: 251994

Applicant: Mr S Gupta

Site Address: 24 Falstaff Avenue, Earley, Wokingham, RG6 5TQ

Parish: Earley

Grid Reference: Easting - 473683, Northing - 170976

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a rear orangery with glazed roof lantern, alongside the raising of the main roof ridge with front roof lights and a rear-facing box dormer to facilitate a loft conversion forming a second-floor bedroom with en- suite, including alterations to rear fenestration and associated internal reconfiguration works.

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 251994. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](https://www.wokingham.gov.uk/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 **20 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	251994
Address:	24 Falstaff Avenue, Earley, Wokingham, RG6 5TQ.		
Proposal:	Householder application for the proposed erection of a rear orangery with glazed roof lantern, alongside the raising of the main roof ridge with front roof lights and a rear-facing box dormer to facilitate a loft conversion forming a second-floor bedroom with en- suite, including alterations to rear fenestration and associated internal reconfiguration works.		
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 proposal will increase the number of habitable rooms from seven to ten.

The applicant has not provided information on the car parking and access arrangements. It is assumed that the existing arrangements will be retained.

WBC requires three driveway spaces for a dwelling of such scale in an urban location. Highways understand there is ample driveway provision to accommodate the three car parking spaces required. Therefore, the existing parking provision is acceptable for the proposals.

The direct access to the rear garden along the northern edge of the property is to be retained and is suitable for cycle storage.

Conditions & Reasons (if required)

Date:	13.11.25	Signed:	Stantec LS
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