

Date: 4 November 2024
Application: 242767



**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: 242767

Applicant: Mr Nisar Patel

Site Address: 6 Pitts Lane, Earley, Wokingham, RG6 1BT

Parish: Invalid code

Grid Reference: Easting - 474714, Northing - 173250

Type of Development: Other Householder

Proposal: Householder application for the proposed demolition of existing conservatory and kitchen, preceding the erection of a single storey rear extension, and installation of 2 roof dormers to form second floor extension. Plus addition of dormer to detached garage to form first floor garage extension.

Case Officer: Tariq Bailey-Biggs

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 242767. 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:	AC		
Service	WBC Highways	App No:	242767
Address:	6 Pitts Lane, Earley, Wokingham, RG6 1BT.		
Proposal:	Householder application for the proposed demolition of existing conservatory and kitchen, preceding the erection of a single storey rear extension, and installation of 2 roof dormers to form second floor extension. Plus addition of dormer to detached garage to form first floor garage extension.		
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 not have a significant impact in respect of the overall number of habitable rooms and the councils parking standards. The existing level of driveway and garage parking will be retained and this is considered acceptable to serve the development.

The detached garage will be provided with annexe accommodation on the first floor. Highways has no objection to this subject to this remaining ancillary to the main dwelling.

Conditions & Reasons (if required)

1. ANNEXE/OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: annexe/outbuilding) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	6/11/24	Signed:	AC
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