

Date: 20 January 2026
Application: 252292



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 252292

Applicant: Mr Anurag Chaurasia

Site Address: 1 Lancaster Gardens, Earley, Wokingham, RG6 7PA

Parish: Earley

Grid Reference: Easting - 474582, Northing - 171419

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first floor side rear extension plus conversion of loft to create habitable accommodation to include hip to gable plus dormers to the front and rear elevation.

Case Officer: Annabelle Jones

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 252292. 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 requested from the case officer.

Your observations are required in respect of this application by **23 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	252292
Address:	1 Lancaster Gardens, Earley, Wokingham, RG6 7PA.		
Proposal:	Householder application for the proposed erection of a first floor side rear extension plus conversion of loft to create habitable accommodation to include hip to gable plus dormers to the front and rear elevation.		
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

General

The proposed works consist of a rear extension and a loft conversion which will result in two additional rooms increasing the total number to 9 habitable rooms.

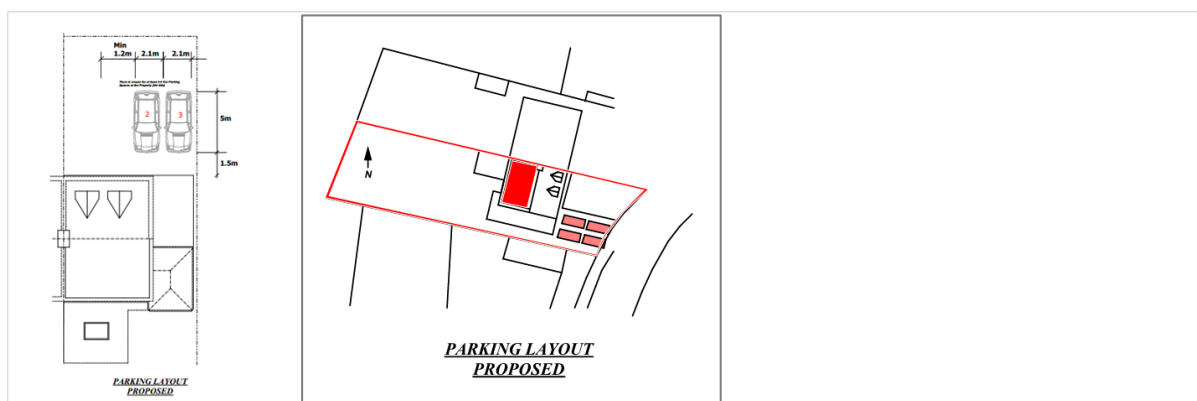
Access

The proposed access is to be retained, which is considered acceptable.

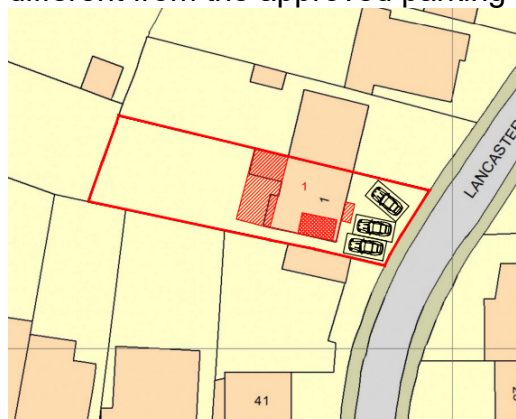
Car Parking

A dwelling of in this location and of this scale would require a minimum provision of 3 car parking spaces.

A drawing (Ref: NH307A) has been submitted which sets out two parking spaces labelled '2' and '3', though four spaces are also highlighted, as shown below:



While the applicant suggests retaining the existing parking arrangement, it is different from the approved parking plan (Drawing No. LG-01) in 223728.



The proposed level of parking is unclear, and the applicant shall provide amended plans which clearly show the proposed parking arrangements on a scaled plan in line with WBC standards.

It was noted that on drawing 'NH307A' the parking spaces are 5.0m x 2.1m. The minimum requirements for parking spaces are 5.0m x 2.5m in accordance with WBC parking standards. The proposed driveway can unlikely deliver four driveway parking with tandem arrangement. The applicant shall consider retaining the approved parking arrangement.

If the applicant is proposing any changes to the site access, then this is to be clarified. Any proposed changes to the existing dropped kerb are to be agreed with the Traffic Management team.

Cycle Parking

It is assumed that the existing cycle parking facilities are retained and the proposed works will not affect existing cycle parking arrangements. Therefore, is considered acceptable.

Conditions & Reasons (if required)

Date:	27.01.2026	Signed:	JP [SW]
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