

Date: 4 February 2026
Application: 260265



**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: 260265

Applicant: Mr Varun Prabhakar

Site Address: 6 Byreton Close, Earley, Wokingham, RG6 5SA

Parish: Earley

Grid Reference: Easting - 474724, Northing - 170787

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side and rear extension, to include 2no. roof lanterns following part conversion of existing garage plus changes to fenestration.

Case Officer: Claire Moore

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 260265. 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 **25 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TH]		
Service	WBC Highways	App No:	260265
Address:	6 Byreton Close, Earley, Wokingham, RG6 5SA.		
Proposal:	Householder application for the proposed erection of a single storey side and rear extension, to include 2no. roof lanterns following part conversion of existing garage 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

General

The proposals are for a single storey rear and side extension and part garage conversion. This would increase the number of habitable rooms from 6 to 8. The proposals also include a part garage conversion of the double garage to a single garage.

Parking

Car parking is to be provided in line with WBC Parking Standards. Each car parking space is to have the minimum dimensions of 2.5 x 5.0m. For a dwelling with 8 habitable rooms in an 'urban' location, the requirements are for three car parking spaces to be provided.

The submitted plan titled '*Proposed Plans, Elevations and Site Plan*' (Ref: PL-11B) highlights four parking spaces are retained as existing.

The Highways have overlaid the existing driveway parking with the aerial photo, which indicates that some of the parking spaces has fallen within the front garden:



It is accepted that two parking spaces will adequately fit directly in front of the property. Space #4 would not fit with the existing layout of the driveway and front garden + tree stump. However, Space #2 can be provided with minor repositioning. As there is adequate room to provide three car parking spaces, WBC Highways have no objection in regard to the proposed level of car parking,

The applicant shall confirm if they are intended to convert part of the existing front garden into hardstanding, or to update the existing and proposed parking plans for three driveway parking only.

The proposals seek to partly convert the double garage, leaving it half of its existing size. The WBC Parking Standards require the minimum dimensions for a single garage for parking as 6.0 x 3.0m, which both the existing and proposed garages do not reflect, and there will be no loss of parking space.

Cycle Storage

There is a side gate located to the west of the dwelling which is proposed to be retained providing access to the rear garden. This is suitable for cycle storage.

Conditions & Reasons (if required)

Date:	12.02.2026	Signed:	JP [TH]
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