

Date: 11 June 2025
Application: 251389



**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: 251389

Applicant: Mr and Mrs V and M Khandagale

Site Address: 15 Tamarind Way, Earley, Wokingham, RG6 5GR

Parish: Earley

Grid Reference: Easting - 473744, Northing - 170279

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of first floor side extensions, single storey rear extension with roof lantern and front extension.

Case Officer: Marcus Watts

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 251389. 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		
CC: WBC Highway Assets			
Service	WBC Highways	App No:	251389
Address:	15 Tamarind Way, Earley, Wokingham, RG6 5GR.		
Proposal:	Householder application for the proposed erection of first floor side extensions, single storey rear extension with roof lantern and front extension.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

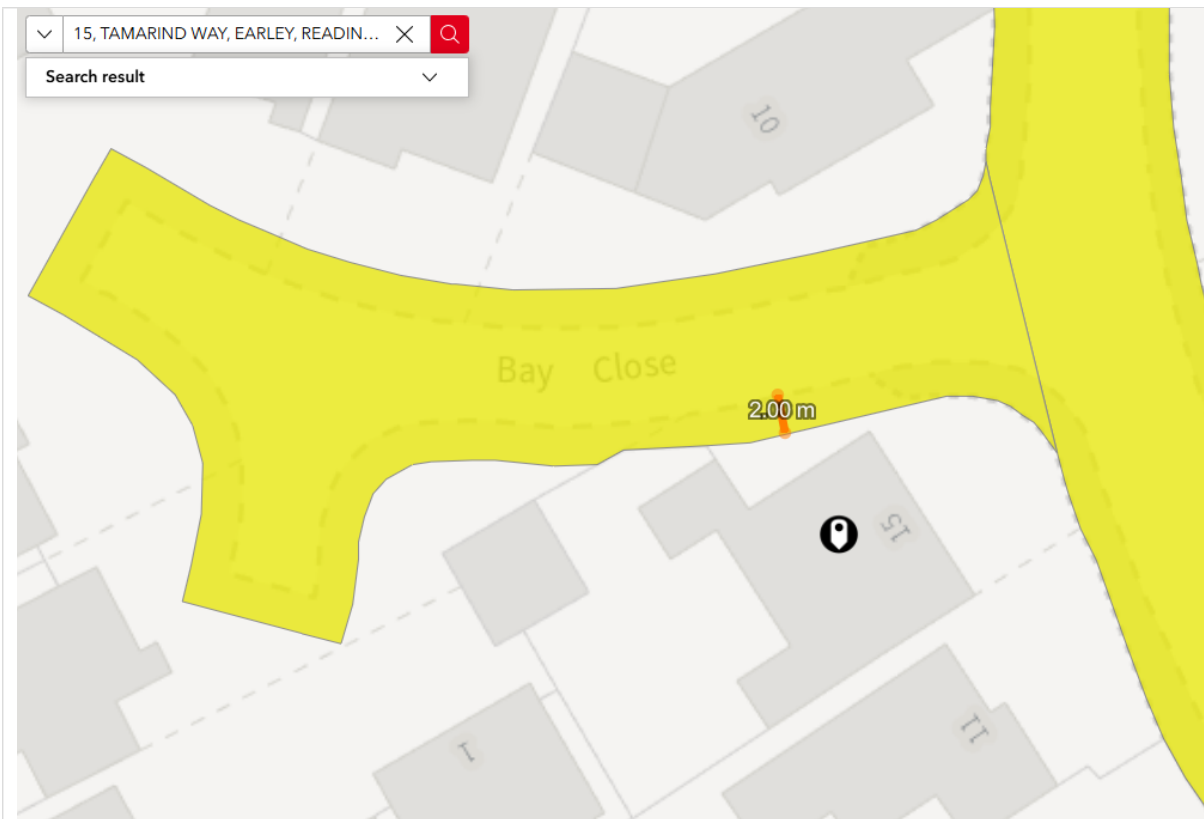
Summary Of Recommendations

- ☐ 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

There is a c.2.0m wide public highway service margin that runs adjacent to the edge of the carriageway of Bay Close. An existing lamp column is located to the rear of the service margin, within the highway (refer to extract below).

The proposed side extension has been set back from the service margin and this is considered acceptable in principle. The applicant is advised to liaise with WBC Highway Assets and Streetworks teams prior to carrying out any work in proximity to the highway.



The proposal will not result in any additional habitable rooms and as such there is no significant impact in respect of the councils parking standards. The internal dimensions of the existing garage do not meet the councils current standards for parking a car. Therefore, the conversion of the garage is not considered to result in a significant loss of parking.

The submitted parking layout indicates three spaces, however, one of the spaces would block access to the proposed front door. As there is no increase in habitable rooms, Highways would accept two parking spaces in this instance. A revised layout for two parking spaces is requested and the parking layout shall utilise the existing dropped crossing. Alternatively, the location of the front door could be amended to the side elevation.

Date:	18/6/25	Signed:	AC
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