

Date: 20 February 2025
Application: 250383



**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: 250383

Applicant: Mr Abdul Samee Dhillon

Site Address: 40 Shepherds House Lane, Earley, Wokingham, RG6 1AD

Parish: Earley

Grid Reference: Easting - 474257, Northing - 173797

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single part two storey front, side and rear extensions to include a new porch, a rear dormer and roof light, loft conversion to create habitable accommodation following demolition of existing detached garage.

Case Officer: Cameron Young

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 250383. 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:	250383
Address:	40 Shepherds House Lane, Earley, Wokingham, RG6 1AD.		
Proposal:	Householder application for the proposed erection of a part single part two storey front, side and rear extensions to include a new porch, a rear dormer and roof light, loft conversion to create habitable accommodation following demolition of existing detached garage.		
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 result in additional habitable rooms. In accordance with WBC parking standards, a dwelling of this size should accommodate up to three driveway parking spaces, each with dimensions of 5.0m x 2.5m. Although the submitted drawing indicates two parking spaces, Highways consider that the existing frontage could provide up to three spaces. Works to the driveway and access have already taken place and on that basis, the level of parking is therefore considered acceptable in this instance.

The scheme does not appear to include any provision for refuse and recycling storage or secure and covered cycle storage. Further details are therefore requested, and the location of this shall not obstruct the parking spaces.

Date:	25/2/25	Signed:	AC
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