

Date: 20 March 2026
Application: 260671



**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: 260671

Applicant: Mr Rowden

Site Address: 30 Sutcliffe Avenue, Earley, Wokingham, RG6 7JN

Parish: Earley

Grid Reference: Easting - 475717, Northing - 171423

Type of Development: Other Householder

Proposal: Householder application for the proposed development of single-storey front and rear extension, two-storey side extension, loft conversion with rear dormer following demolition of existing porches, garage and conservatory.

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 260671. 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 **12 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TH]		
Service	WBC Highways	App No:	260671
Address:	30 Sutcliffe Avenue, Earley, Wokingham, RG6 7JN.		
Proposal:	Householder application for the proposed development of single-storey front and rear extension, two-storey side extension, loft conversion with rear dormer following demolition of existing porches, garage and conservatory.		
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 an extension and loft conversion resulting in the removal of an existing garage and car port. The proposals would increase the number of habitable rooms from six to eight habitable rooms.

As this is an extension to an existing dwelling, WBC Highways would not object to the proposals on the grounds of sustainability or traffic impact. No changes to the existing access are proposed, which is acceptable.

Parking

Car parking is to be provided in line with WBC Parking Standards, and the minimum dimensions of each parking space is 5.0m x 2.5m. For a dwelling of this scale in an 'urban' locality, the minimum requirement is to provide three parking spaces within the red line boundary.

The existing site plan shows four cars parked along the existing driveway and part within the car port.

The proposed site layout shows a proposed provision of 5 car parking spaces, where at least three parking spaces of suitable dimensions can be accommodated within

the proposed driveway. The applicant is also proposing to convert part of the existing lawn to hardstanding to accommodate more parking where there is sufficient space for the cars shown in the plan to be of the required dimensions.

Overall, the proposals would result in additional space for parking within the red line and there is ample space for parking to be provided in line with WBC minimum requirements. This is therefore acceptable.

Cycle Provision

The proposals include the removal of the existing garage which may have accommodated cycle storage. The proposals include a 1m wide path along the eastern boundary of the dwelling which provides direct access to the rear garden which is sufficient for cycle storage. A store is also located in the rear garden. This is acceptable for cycle storage.

Conditions & Reasons (if required)

Date:	02.04.2026	Signed:	JP [TH]
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