

Date: 25 June 2025
Application: 251482



**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,

Reg 3 Planning Approval Consultation

Application Number: 251482

Applicant: Mrs S Lee

Site Address: 9 Sevenoaks Road, Earley, Wokingham, RG6 7NT

Parish: Earley

Grid Reference: Easting - 474987, Northing - 171412

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension with low-pitched roof and ramped access, alongside a single storey side extension with roof lights and fenestration alterations together with a single storey rear extension, the formation of a block paved driveway with new dropped kerb and associated boundary treatments and landscaping works following the demolition of the existing detached garage and rear chimney stack.

Case Officer: Marcus Hillman

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 251482. 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:	251482
Address:	9 Sevenoaks Road, Earley, Wokingham, RG6 7NT.		
Proposal:	Householder application for the proposed erection of a single storey front extension with low-pitched roof and ramped access, alongside a single storey side extension with roof lights and fenestration alterations together with a single storey rear extension, the formation of a block paved driveway with new dropped kerb and associated boundary treatments and landscaping works following the demolition of the existing detached garage and rear chimney stack.		
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 not have a significant impact in respect of the overall number of habitable rooms.

In order to provide suitable accommodation for vulnerable adults, improvements are required to the property. This includes extensions and a disabled access ramp within the site frontage.

The existing garage is to be removed, however, to maintain provision of two driveway parking spaces, the proposal includes a new dropped crossing. An additional dropped crossing would not usually be accepted by the council's Traffic Management team, however, in view of the exceptional circumstances, and without prejudice, WBC TM have confirmed that there would be no objection in this instance. Due to the presence of the accessibility ramp it is not possible to provide parking in an alternative layout.

The driveway is shown surfaced with a bonded material. The access works across the highway will be subject to separate consent.

In view of the removal of the garage and the need for staff accommodation, Highways recommend that secure and covered cycle storage is provided.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)
2. CF9 (AMEND: Prior to occupation..) - CYCLE PARKING (TO BE APPROVED)
3. CG5 (AMEND: circa 7.0m) - SURFACING OF ACCESS
4. CG7 - ACCESS BEFORE OCCUPATION
5. Informative I22 – ACCESS CONSTRUCTION
6. Informative I27 – WORKS AFFECTING PUBLIC HIGHWAY

Date:	30/6/25	Signed:	AC
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