

Date: 14 April 2026
Application: 260588



**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: 260588

Applicant: Mr and Mrs N and A Dhavale

Site Address: 1 Kerris Way, Earley, Wokingham, RG6 5UW

Parish: Earley

Grid Reference: Easting - 474632, Northing - 170334

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey front extension to include creation of front porch, single storey rear extension and changes to fenestration following conversion of existing garage to create habitable accommodation.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 260588.

The new details are as follows: **Revised Block Plan showing parking spaces using the existing dropped kerb.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **1 April 2026**. If you need any more information, please do not hesitate to contact the case officer Annabelle Jones.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	JP [TD]	To (Case Officer):	Annabelle Jones
Service	WBC Highways	App No:	260588
Address:	1 Kerris Way, Earley, Wokingham, RG6 5UW.		
Type of Development:	Other Householder		
Proposal:	Householder application for the proposed single storey front extension to include creation of front porch, single storey rear extension and changes to fenestration following conversion of existing garage to create habitable accommodation.		
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 the conversion of the existing garage and single storey extension. The existing dwelling comprises 8 habitable rooms. The proposed dwelling would not increase the number of habitable rooms. Three driveway parking spaces are proposed within the red line.

Parking

As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. The extension does not affect the existing driveway parking. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. The retainment of existing driveway parking can be acceptable.

The applicant proposes three parking spaces which is welcomed.

It is noted that the parking arrangement in the revised drawing KW-01R is differed from KW-01, and the existing parking arrangement has not been specified. The applicant shall confirm the existing and proposed parking and positions of the dropped crossing.

It is stated in the previous HDC memo dated 23rd March 2026 that the applicant should seek consent from Traffic Management (TM) if any changes are proposed to the existing dropped kerb arrangement. However, TM are unlikely to accept a dropped kerb of more than a total length of 3.6m.

On this basis, the applicant shall revise the proposed parking plan by reconfiguring the parking to best use the existing dropped kerb arrangement, to relocate the dropped crossing to the centralised position, or to retain the current level of parking provisions. Confirmation is still needed.

If any changes to the access are proposed, the applicant will be required to provide full plans of the proposed changes and visibility splays in line with Manual for Streets.

Cycle Storage

While the garage is removed, a direct access to the rear garden remains suitable for cycle storage.

Conditions & Reasons (if required)			
Date:	28.04.2026	Signed:	JP [TD]