

Date: 4 September 2025
Application: 252098



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 252098

Applicant: Win Dulai

Site Address: 159 Beech Lane, Earley, Wokingham, RG6 5QE

Parish: Earley

Grid Reference: Easting - 474828, Northing - 170672

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side extension alongside a single storey rear extension with associated roof lights and a rear-facing roof lantern, together with fenestration alterations to the ground and first floor rear and side elevations, internal reconfiguration of layout, and conversion of the existing garage into habitable accommodation, with associated blocking and repositioning of doors and windows.

Case Officer: James Fuller

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 252098. 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 **25 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	252098
Address:	159 Beech Lane, Earley, Wokingham, RG6 5QE.		
Proposal:	Householder application for the proposed erection of a single storey side extension alongside a single storey rear extension with associated roof lights and a rear-facing roof lantern, together with fenestration alterations to the ground and first floor rear and side elevations, internal reconfiguration of layout, and conversion of the existing garage into habitable accommodation, with associated blocking and repositioning of doors and windows.		
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. The garage is to be part converted and no longer suitable for parking. The submitted drawing no. 240028-PL-D-0001a-RevP1 indicates existing driveway parking for three vehicles and the level of parking is considered acceptable.	
Date:	4/9/25
Signed:	AC