

Date: 4 September 2025
Application: 252095



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: 252095

Applicant: Mandeep Lakhanpal

Site Address: 74 Church Road, Earley, Wokingham, RG6 1HU

Parish: Earley

Grid Reference: Easting - 474679, Northing - 172934

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two-storey side extension with associated roof lights, alongside the replacement of all existing fenestration with aluminium-framed units, alterations to external finishes, and internal reconfiguration works, including the formation of habitable space within the loft served by a new staircase.

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 252095. 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:	252095
Address:	74 Church Road, Earley, Wokingham, RG6 1HU.		
Proposal:	Householder application for the proposed erection of a two-storey side extension with associated roof lights, alongside the replacement of all existing fenestration with aluminium-framed units, alterations to external finishes, and internal reconfiguration works, including the formation of habitable space within the loft served by a new staircase.		
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. A replacement garage is proposed. This will be larger than the existing garage and exceeds the minimum internal dimensions for parking. Highways consider this to represent an improvement in respect of parking provision.

Although the submitted drawing indicates one parking space, the existing driveway will still be able to provide at least two parking spaces in addition to the garage. It is considered acceptable for parking spaces to be in front of the garage for a single private dwelling arrangement.

There is an existing storage shed, and this would be suitable for cycle storage which help ensure the garage is kept free for parking of vehicles only. A condition is recommended to ensure this.

Conditions & Reasons (if required)

CF2 – Garage retained for parking

Date:	4/9/25	Signed:	AC
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