

Date: 2 February 2026
Application: 260240



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: 260240

Applicant: Mr and Mr O'Brien and Chidgzey

Site Address: 51 Sellafeld Way, Earley, Wokingham, RG6 3BT

Parish: Earley

Grid Reference: Easting - 475403, Northing - 171008

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single-storey rear extension (including 2no. rooflights), conversion of garage and changes to fenestration.

Case Officer: Kellen Hamilton

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 260240. 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 **23 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260240
Address:	51 Sellafield Way, Earley, Wokingham, RG6 3BT.		
Proposal:	Householder application for the proposed erection of single-storey rear extension (including 2no. rooflights), conversion of garage and changes to fenestration.		
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 proposed development is for the conversion of the garage into a habitable room, and for an extension to the rear of the dwelling. This would result would increase the number of habitable rooms from five to six. As the existing garage does not fully meet the council's requirement for car parking, there is no loss of parking space.

WBC requires two car parking spaces for a dwelling of this scale at this location, at minimum car dimensions of 2.5m x 5.0m. The Proposed Block Plan indicates one car parking space only. It is unlikely that the driveway is of sufficient size to accommodate two car parking spaces.

Sellafield Way is a cul-de-sac with low vehicle speeds. There is ample space for off-street parking. While Highways prefer the accommodation of the parking requirement on-site, this is considered acceptable.

WBC requires a dwelling of this scale to accommodate cycle storage for three cycles. This can be accommodated in the rear garden or dedicated cycle store. The plans indicate side access to the rear garden is to be retained. This is considered acceptable for cycle storage.

Conditions & Reasons (if required)

Date:	09.02.26	Signed:	JP [LS]
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