

Date: 2 June 2025
Application: 251286



**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: 251286

Applicant: Mr L Lall

Site Address: 28 Beech Lane, Earley, Wokingham, RG6 5PT

Parish: Earley

Grid Reference: Easting - 474219, Northing - 171227

Type of Development: Other Householder

Proposal: Householder application for the Proposed erection of an outbuilding

Case Officer: Abi Peacock

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 251286. 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:	OB		
Service	WBC Highways	App No:	251286
Address:	28 Beech Lane, Earley, Wokingham, RG6 5PT.		
Proposal:	Householder application for the Proposed erection of an outbuilding		
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 design will be included around 2 habitable rooms. The existing driveway will be retained, there is no highway impact for this proposal.

Conditions & Reasons (if required)

ANNEXE/OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

***Reason:** In the interest of highway safety; to ensure acceptable access and parking.*

Date:	4/06/2025	Signed:	OB
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