

Date: 3 March 2025
Application: 250463



**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: 250463

Applicant: Mr and Mrs Peacock

Site Address: 10 Andrews Road, Earley, Wokingham, RG6 7PJ

Parish: Earley

Grid Reference: Easting - 474586, Northing - 171153

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey side extension following part demolition of the existing side extension, addition of rear decking with associated fencing, changes to fenestration and widening of the dropped kerb.

Case Officer: Marcus Hillman

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 250463. 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:	AC		
Service	WBC Highways	App No:	250463
Address:	10 Andrews Road, Earley, Wokingham, RG6 7PJ.		
Proposal:	Householder application for the proposed erection of single storey side extension following part demolition of the existing side extension, addition of rear decking with associated fencing, changes to fenestration and widening of the dropped kerb.		
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 result in any additional habitable rooms. The existing level of driveway parking is therefore considered acceptable in this instance.

Although the drawing indicates additional driveway parking and an extension to the dropped crossing, the associated widening of the crossing appears to exceed current Traffic Management guidance. However, the provision of additional parking is not a Highways DC requirement of any planning consent.

Andrews Road is an unclassified road and it is my understanding that planning permission is not required for the proposed access works. Any widening of the dropped crossing will require separate consent from WBC Traffic Management team, outside of the planning process.

Conditions & Reasons (if required)

1. Informative I22 - ACCESS

Date:	3/3/25	Signed:	AC
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