

Date: 12 May 2025
Application: 251107



**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: 251107

Applicant: Mr Xiao Li

Site Address: 3 Rosedale Crescent, Earley, Wokingham, RG6 1AS

Parish: Earley

Grid Reference: Easting - 474415, Northing - 173716

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single-storey rear extension, alongside the conversion of the existing garage to habitable space, the addition of two roof lights, and the erection of an outbuilding, including fenestration.

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 251107. 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:	251107
Address:	3 Rosedale Crescent, Earley, Wokingham, RG6 1AS.		
Proposal:	Householder application for the proposed erection of a single-storey rear extension, alongside the conversion of the existing garage to habitable space, the addition of two roof lights, and the erection of an outbuilding, including fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

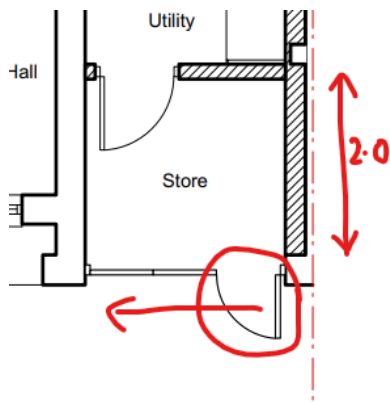
Summary Of Recommendations

- ☐ 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 proposal will not have a significant impact in respect of the overall number of habitable rooms. The existing garage internal dimensions do not meet the councils current standards for parking and as such there is no significant loss of parking. The existing level of driveway parking will be retained and this is considered acceptable in this instance.

The proposed ground floor plan includes a storage area retained, and this is welcome in principle for cycle storage (in the absence of the existing garage). However, Highways request a revised plan which increases the internal length of the store to a minimum 2.0m and relocates the door to the opposite side (or provide full width garage door).



Highways has no objection in principle to the proposed outbuilding on the basis that this is to remain ancillary to the main dwelling.

Date:

13/5/25

Signed:

AC