

Date: 21 November 2024
Application: 242793



**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: 242793

Applicant: Ms Fariyah Begg

Site Address: 7 Courts Road, Earley, Wokingham, RG6 7DJ

Parish: Earley

Grid Reference: Easting - 474890, Northing - 171995

Type of Development: Other Householder

Proposal: Householder application for the demolition of existing garage and erection of a two-storey side extension and front porch.

Case Officer: Adriana González

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 242793. 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:	242793
Address:	7 Courts Road, Earley, Wokingham, RG6 7DJ.		
Proposal:	Householder application for the demolition of existing garage and erection of a two-storey side extension and front porch.		
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. The existing garage will be removed, however, there is no loss of parking as the garage does not meet the council's standards for parking a car.

The submitted drawing indicates that driveway parking for two vehicles will be retained, and the level of parking is considered acceptable in this instance.

No changes are proposed to the dropped crossing, which is considered acceptable.

A storage area is to be provided and this would be suitable for cycle storage, which is welcome.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)

Date:	22/11/24	Signed:	AC
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