

Date: 21 November 2024
Application: 242921



**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: 242921

Applicant: Mr & Mrs Andrew Burbridge

Site Address: 70 Sutcliffe Avenue, Earley, Wokingham, RG6 7JN

Parish: Earley

Grid Reference: Easting - 475910, Northing - 171420

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension following a part garage conversion with a loft conversion into habitable accommodation and installation of a dormer window and roof lights.

Case Officer: Rowan Reynolds

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 242921. 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:	242921
Address:	70 Sutcliffe Avenue, Earley, Wokingham, RG6 7JN.		
Proposal:	Householder application for the proposed erection of a single storey rear extension following a part garage conversion with a loft conversion into habitable accommodation and installation of a dormer window and roof lights.		
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 will be removed, however, there is no loss of parking as the garage does not meet the council's current 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.

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

Date:	22/11/24	Signed:	AC
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