

Date: 4 November 2024
Application: 242733



**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: 242733

Applicant: Mr & Mrs C Reimers

Site Address: Fairlea, Garde Road, Sonning, Reading, RG4 6XJ

Parish:

Grid Reference: Easting - , Northing -

Type of Development: Other Householder

Proposal: Householder application for the proposed part raising and modification of the roof to create additional first floor accommodation, plus the erection of a front porch and single storey rear extension, and changes to fenestration (part retrospective)

Case Officer: James Fuller

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 242733. 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:	242733
Address:	Fairlea, Garde Road, Sonning, Reading, RG4 6XJ.		
Proposal:	Householder application for the proposed part raising and modification of the roof to create additional first floor accommodation, plus the erection of a front porch and single storey rear extension, and changes to fenestration (part retrospective)		
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 appears similar to consent 221446 and will not have a significant impact in respect of the overall number of habitable rooms. As such, the councils parking standards are unaffected. The existing level of parking will be retained and this is considered acceptable to serve the development.

Date:	7/11/24	Signed:	AC
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