

Date: 13 June 2025
Application: 250955



**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,

PN Class AA Resi storeys Consultation

Application Number: 250955

Applicant: Mr Harinder Singh Gill

Site Address: 1 Sellafeld Way, Earley, Wokingham, RG6 3BT

Parish: Earley

Grid Reference: Easting - 475546, Northing - 170830

Type of Development:

Proposal: Prior approval submission for the erection of an additional storey to create first floor habitable accommodation with a maximum height of 6.8m.

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 250955. 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:	250955
Address:	1 Sellafeld Way, Earley, Wokingham, RG6 3BT.		
Proposal:	Prior approval submission for the erection of an additional storey to create first floor habitable accommodation with a maximum height of 6.8m.		
Type of Development:			
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

Highways do not consider the proposal to have a significant impact in respect of highway safety and as such there is no objection to the prior approval submission.

There is an existing access via a private driveway, and this is to be retained.

There is an existing double garage and driveway parking for two vehicles within the red line boundary. The level of parking has been reviewed against WBC parking standards, for the proposed number of habitable rooms, and is considered acceptable.

Should it be possible as part of the prior approval, Highways recommend a condition to ensure the garage is retained for parking at all times.

Conditions & Reasons (if required)

1. CF2 – GARAGE

Date:	17/6/25	Signed:	AC
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