

Date: 23 June 2025
Application: 251477



**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: 251477

Applicant: Mr Jon Hundy

Site Address: 5 The Knapp, Earley, Wokingham, RG6 7DD

Parish: Earley

Grid Reference: Easting - 474595, Northing - 171816

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side and rear wraparound extension alongside the erection of a replacement detached garage with alterations to fenestration following demolition of existing side extension and garage.

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 251477. 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:	251477
Address:	5 The Knapp, Earley, Wokingham, RG6 7DD.		
Proposal:	Householder application for the proposed erection of a single storey side and rear wraparound extension alongside the erection of a replacement detached garage with alterations to fenestration following demolition of existing side extension and garage.		
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 result in any additional habitable rooms. The scheme includes a larger replacement garage, and this meets the council's standards for parking at least one car. The proposal will have no impact on the existing access or driveway parking, which remains acceptable.

Date:	25/6/25	Signed:	AC
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