

Date: 16 July 2025
Application: 251670



**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: 251670

Applicant: Mr Sabesan

Site Address: 25 Firmstone Close, Earley, Wokingham, RG6 4JS

Parish: Earley

Grid Reference: Easting - 475150, Northing - 170043

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of part two-storey and part single-storey rear extension, single-storey front extension and conversion of existing garage to create habitable accommodation.

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 251670. 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:	251670
Address:	25 Firmstone Close, Earley, Wokingham, RG6 4JS.		
Proposal:	Householder application for the proposed erection of part two-storey and part single-storey rear extension, single-storey front extension and conversion of existing garage to create habitable accommodation.		
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 an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards.

The garage is to be converted, however, it not considered that this will represent a significant loss of parking as the garage does not meet the councils current standards for parking a car. The remaining level of driveway parking is therefore considered acceptable in this instance.

Should the applicant wish to pursue widening of the dropped crossing this will need to be undertaken outside of the planning process by contacting WBC Traffic Management team for approval.

Informative I22 – ACCESS CONSTRUCTION

Date:	17/7/25	Signed:	AC
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