

Date: 7 January 2026
Application: 253149



**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: 253149

Applicant: Mr & Mrs Liu

Site Address: 24 Wickham Road, Earley, Wokingham, RG6 3TE

Parish: Earley

Grid Reference: Easting - 476259, Northing - 170377

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey front extension, single storey rear extension to include roof lights plus first floor rear and side extension to include 1no. Juliet balcony.

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 253149. 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 requested from the case officer.

Your observations are required in respect of this application by **28 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	253149
Address:	24 Wickham Road, Earley, Wokingham, RG6 3TE.		
Proposal:	Householder application for the proposed erection of a two storey front extension, single storey rear extension to include roof lights plus first floor rear and side extension to include 1no. Juliet balcony.		
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

A Pre-application (Reference 251735) has been submitted prior to the formal planning application.

The development proposals would increase the number of habitable rooms from seven to eight. No change in access arrangement is proposed.

In line with WBC Parking Standards, three car parking spaces with the minimum dimension 2.5m x 5.0m are required for the proposed dwelling. The submitted Site Plan indicates three car parking spaces that satisfy this requirement.

Side access to the rear garden is to be retained. As such, cycle storage can be suitably accommodated in the rear garden.

Conditions & Reasons (if required)

Date:	20.01.26	Signed:	JP [LS]
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