

Date: 7 November 2024
Application: 242821



**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: 242821

Applicant: Mr & Mrs Collingwood

Site Address: 23 Chicory Close, Earley, RG6 5GS

Parish: Earley

Grid Reference: Easting - 473999, Northing - 170295

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey side and rear extension, with 4 No. roof lights and the partial conversion of the existing garage.

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 242821. 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:	JP		
Service	WBC Highways	App No:	242821
Address:	23 Chicory Close, Earley, RG6 5GS.		
Proposal:	Householder application for the proposed single storey side and rear extension, with 4 No. roof lights and the partial conversion of the existing 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

While the total numbers of habitable rooms cannot be identified from the submission and previous approved planning applications, the numbers of habitable rooms on the ground floor remain unchanged in this proposal.

As the existing garage of dimensions 5.4m x 2.6m does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking are retained within the red line.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impact on abilities for cycle storage is expected, which is acceptable.

Conditions & Reasons (if required)

Date:	13/11/2024	Signed:	JP
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