

Date:
Application: 252478



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 252478

Applicant: Mr Mark Bradley

Site Address: 17 Saffron Close, Earley, Wokingham, RG6 7JA

Parish: Earley

Grid Reference: Easting - 475488, Northing - 171551

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion and rear extension.

Case Officer: Julia Gibowicz

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 252478. 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 **6 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	252478
Address:	17 Saffron Close, Earley, Wokingham, RG6 7JA.		
Proposal:	Householder application for the proposed garage conversion and rear extension.		
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 revised plan is submitted to address highways comments dated 28th October 2025.

The proposed development is for a garage conversion and rear extension to provide on additional habitable room.

The revised parking provision are enlarged to 5.0m x 2.5m to in line with WBC Car Parking Standards, which is acceptable.

The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. If the applicant may wish to widen the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width of the new dropped crossing.

As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

- CG5 (AMEND: circa 7.0m) - SURFACING OF ACCESS
- Informative I22 – ACCESS CONSTRUCTION

Date:	25/11/2025	Signed:	JP
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