

Date: 23 August 2024
Application: 242159



**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,

Non-material Amendment Consultation

Application Number: 242159

Applicant: Mr Manoj Tuli

Site Address: 38 Huntingdon Close, Earley, Wokingham, RG6 3AB

Parish: Earley

Grid Reference: Easting - 476328, Northing - 170956

Type of Development:

Proposal: Application for non-material amendment to planning consent 213467 to allow step in front of the garage and gym doors (retrospective).

Case Officer: Kieran Neumann

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 242159. 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:	242159
Address:	38 Huntingdon Close, Earley, Wokingham, RG6 3AB.		
Proposal:	Application for non-material amendment to planning consent 213467 to allow step in front of the garage and gym doors (retrospective).		
Type of Development:			
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

It was identified on the previous application (213467) that the garage would no longer meet the councils standards for parking a car. The proposed amendment has no impact in respect of the previously agreed level of parking.

Instead, an additional driveway parking space was proposed and this is secured by appropriate planning conditions. These will need to be retained for any variation to the previous planning consent.

Conditions as per 213467.

Date:	29/8/24	Signed:	AC
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