

Date: 12 May 2026
Application: 252292



**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: 252292

Applicant: Mr Anurag Chaurasia

Site Address: 1 Lancaster Gardens, Earley, Wokingham, RG6 7PA

Parish: Earley

Grid Reference: Easting - 474582, Northing - 171419

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first floor side rear extension plus conversion of loft to create habitable accommodation to include hip to gable plus dormers to the front and rear elevation.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252292.

The new details are as follows: **Revised Plans showing the removal of front dormers and change in parking arrangement**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **22 May 2026**. If you need any more information, please do not hesitate to contact the case officer Annabelle Jones.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Annabelle Jones
Service	WBC Highways	App No:	252292
Address:	1 Lancaster Gardens, Earley, Wokingham, RG6 7PA.		
Type of Development:	Other Householder		
Proposal:	Householder application for the proposed erection of a first floor side rear extension plus conversion of loft to create habitable accommodation to include hip to gable plus dormers to the front and rear elevation.		
Site Visit Made:	Yes/No		

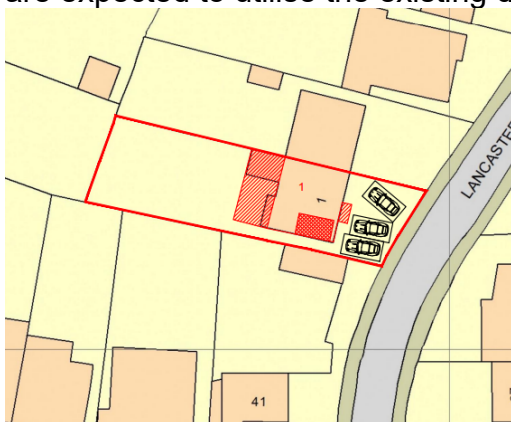
Summary Of Recommendations

- ☐ 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 revised block plan NH307A indicates only two driveway parking spaces. Three parking spaces are required for proposed dwelling with 9 habitable rooms.

As commented in the previous HDC comments dated 27th January 2026, the applicant is advised to provide three parking spaces as approved in 223728, which are expected to utilise the existing dropped crossing:



While two parking spaces of dimensions 5.0m x 2.1m are indicated, the minimum requirements for parking spaces are 5.0m x 2.5m in accordance with WBC parking standards.

If the applicant is proposing any changes to the site access, separate consent will be required from the TM team for the proposed width and location of the new dropped crossing. The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m.

Conditions & Reasons (if required)			
Date:	13/5/2026	Signed:	JP