

Date: 16 September 2024
Application: 242302



**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: 242302

Applicant: Mr & Mrs S Davies

Site Address: 28 Radstock Lane, Earley, Wokingham, RG6 5QL

Parish: Earley

Grid Reference: Easting - 474475, Northing - 170888

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey side and rear extension, along with a two storey rear extension to include changes to the roof and fenestration. Followed by the demolition of the existing conservatory.

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 242302. 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:	242302
Address:	28 Radstock Lane, Earley, Wokingham, RG6 5QL.		
Proposal:	Householder application for the proposed single storey side and rear extension, along with a two storey rear extension to include changes to the roof and fenestration. Followed by the demolition of the existing conservatory.		
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

The proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards.

The existing garage is to be increased in size, and this is welcome. The existing level of driveway parking will be retained. The overall level of parking is therefore considered acceptable in this instance.

Date:	18/9/24	Signed:	AC
--------------	---------	----------------	----