

Date: 17 January 2025
Application: 250025



**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,

Full Planning Approval Consultation

Application Number: 250025

Applicant: Mr & Mrs JAMES

Site Address: 1 Culford Close, Earley, Wokingham, RG6 3AS

Parish: Earley

Grid Reference: Easting - 475946, Northing - 170670

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use from amenity land to residential curtilage, following a garage conversion and changes to fenestration.

Case Officer: Tariq Bailey-Biggs

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 250025. 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:	250025
Address:	1 Culford Close, Earley, Wokingham, RG6 3AS.		
Proposal:	Full application for the proposed change of use from amenity land to residential curtilage, following a garage conversion and changes to fenestration.		
Type of Development:	Other Change of Use		
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 proposed repositioning of the wall will have no adverse impact on highway safety.

The applicant is advised to liaise with WBC Highway Assets for any works that could impact the adjacent public highway footway.

Conditions & Reasons (if required)

Informative: Incidental works affecting the highway

Any incidental works affecting the adjoining public highway shall be approved by, and a licence obtained from, the Highways Inspector, Highway Assets, Wokingham Borough Council, Shute End, Wokingham, RG40 1WL, telephone number 0118 9746000, before any development is commenced.

Date:	21/1/25	Signed:	AC
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