

Date: 9 February 2026
Application: 252930



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Householder Consultation

Application Number: 252930

Applicant: MR & MRS SHUBHENDU DAS

Site Address: 10 Shepherds Avenue, Earley, Wokingham, RG6 1AY

Parish: Earley

Grid Reference: Easting - 474878, Northing - 173908

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension creating porch area with a disabled access ramp plus single storey side rear extension following conversion of existing garage to create habitable accommodation.

Case Officer: Annabelle Jones

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 252930. 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 **4 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	252930
Address:	10 Shepherds Avenue, Earley, Wokingham, RG6 1AY.		
Proposal:	Householder application for the proposed erection of a single storey front extension creating porch area with a disabled access ramp plus single storey side rear extension following conversion of existing garage to create habitable accommodation.		
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

General

The development proposals comprise the extension of the existing dwelling to facilitate accessible accommodation. The current dwelling has six habitable rooms. The proposed dwelling would have seven habitable rooms (if outbuilding is removed) or eight habitable rooms (if outbuilding is retained).

It is unclear from the submitted plans whether the outbuilding to the rear of the existing dwelling is to be retained. Clarification on this shall be provided.

Shepherds Avenue is a private road. The red line boundary is expected to connect to the public highway.

Access

The description of the proposals and submitted information does not state that there are any proposed changes to the existing access or driveway. However, the block plan in drawing no. 47109-01-0 shows a slight alteration to the existing driveway and property access.

The applicant is expected to provide a plan of the existing and proposed access and driveway / car parking area. If changes to this area are proposed, the applicant is

required to clearly indicate the parking area in the red line, and to revise plans accordingly.

Parking

Parking is to be provided in line with WBC Parking Standards. Each car parking space shall have minimum dimensions of 2.5m x 5.0m.

The proposed increase in the number habitable rooms requires the provision of two to three car parking spaces, in accordance with WBC requirements. While the proposed driveway will likely have sufficient spaces to accommodate three parking of suitable dimensions, the applicant is advised to revise the block plan to reflect the required parking provision.

Cycle Parking

The proposals include the removal of the existing garage. WBC requires a dwelling of this scale to accommodate three cycle parking spaces. The applicant has indicated side access to the rear garden. This will be suitable to accommodate the cycle storage.

Conditions & Reasons (if required)

Date:	18.02.26	Signed:	JP [LS]
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