

Date: 7 November 2025
Application: 252669



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,

Householder Consultation

Application Number: 252669

Applicant: Mr & Mrs Roopa

Site Address: 6 Loxwood, Earley, Wokingham, RG6 5QZ

Parish: Earley

Grid Reference: Easting - 474976, Northing - 170636

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear and a single storey rear/side extensions, garage conversion to create habitable accommodation along with changes to fenestration and insertion of the roof lights.

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 252669. 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 **28 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	252669
Address:	6 Loxwood, Earley, Wokingham, RG6 5QZ.		
Proposal:	Householder application for the proposed erection of a single storey rear and a single storey rear/side extensions, garage conversion to create habitable accommodation along with changes to fenestration and insertion of the roof lights.		
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 proposed development will result in nine habitable rooms, an increase of one habitable room from the existing dwelling.

WBC parking standards require three car parking spaces for a dwelling with more than eight habitable rooms in an urban location. The Block Plan indicates three driveway car parking spaces. It is agreed that the existing driveway can adequately accommodate this demand.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	20.11.25	Signed:	Stantec LS
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