

**Date:** 2 March 2026  
**Application:** 260469



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 260469

**Applicant:** Mr Christopher Thorpe

**Site Address:** 346 Wokingham Road, Earley, Wokingham, RG6 7DE

**Parish:** Earley

**Grid Reference:** Easting - 474568, Northing - 171907

**Type of Development:** Other Householder

**Proposal:** Retrospective application for the erection of a two-storey side extension and a single-storey front extension.

**Case Officer:** Cameron Young

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 260469. 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 **23 March 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP [LS]                                                                                                        |                |        |
| <b>Service</b>              | WBC Highways                                                                                                   | <b>App No:</b> | 260469 |
| <b>Address:</b>             | 346 Wokingham Road, Earley, Wokingham, RG6 7DE.                                                                |                |        |
| <b>Proposal:</b>            | Retrospective application for the erection of a two-storey side extension and a single-storey front extension. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                              |                |        |
| <b>Site Visit Made:</b>     | 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 application is for the retrospective erection of a two-storey side extension and single-storey front extension.

### Car Parking

Parking is to be provided in line with WBC Parking Standards. The proposed dwelling comprises eight habitable rooms. WBC Highways require a dwelling of this scale to provide 3 car parking spaces, at minimum dimensions of 2.5m x 5.0m.

The Proposed Site & Location Plans indicate 4 sub-standard car parking spaces. However, WBC Highways acknowledge there is ample driveway space to accommodate the required car parking by utilising the existing dropped crossing.

### Cycle Parking

Cycle parking is also to be provided in line with WBC Parking Standards. WBC Highways require a dwelling of this scale to provide cycle storage for a minimum of 3 cycles. This can be accommodated in a rear garden, garage, cycle store or shed.

The proposed garage is suitable for cycle storage, which is acceptable.

## Conditions & Reasons (if required)

|              |          |                |         |
|--------------|----------|----------------|---------|
|              |          |                |         |
| <b>Date:</b> | 12.03.26 | <b>Signed:</b> | JP [LS] |