

Date: 11 June 2025
Application: 251383



**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: 251383

Applicant: Mr Sathish kumar Baradangi Prabakaran

Site Address: 57 Beech Lane, Earley, Wokingham, RG6 5QA

Parish: Earley

Grid Reference: Easting - 474377, Northing - 171186

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension, a single storey side extension, and a front dormer extension.

Case Officer: James Fuller

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 251383. 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:	251383
Address:	57 Beech Lane, Earley, Wokingham, RG6 5QA.		
Proposal:	Householder application for the proposed erection of a single storey rear extension, a single storey side extension, and a front dormer extension.		
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 garage is to be removed, however, the internal dimensions do not meet the council's current standards to be considered suitable for parking a car. As such, Highways do not consider this to result in a significant loss of parking.

There is existing driveway parking for up to three vehicles and this is to be retained. The level of parking is considered acceptable to serve the development.

The side extension will remove independent access to the rear garden. Highways recommend that alternative secure and covered cycle storage is provided, and this can be secured by condition.

Conditions & Reasons (if required)

1. CF9 (AMEND: Prior to occupation of development) - CYCLE PARKING (TO BE APPROVED)

Date:	12/6/25	Signed:	AC
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