

**Date:** 20 October 2025  
**Application:** 252463



**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:** 252463

**Applicant:** Mr Perumal Ramamurthi

**Site Address:** 4 Pimento Drive, Earley, Wokingham, RG6 5GZ

**Parish:** Earley

**Grid Reference:** Easting - 473975, Northing - 170329

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of a single storey front extension with porch canopy roof and a single storey rear extension following demolition of the existing conservatory, plus installation of rooflights and a rear dormer to facilitate the conversion of the loft to habitable accommodation, addition of raised decking at the rear, changes to fenestration, and partial conversion of the garage to habitable accommodation. (Part retrospective)

**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 252463. 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 **10 November 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

<b>From:</b>	Stantec LS		
<b>Service</b>	WBC Highways	<b>App No:</b>	252463
<b>Address:</b>	4 Pimento Drive, Earley, Wokingham, RG6 5GZ.		
<b>Proposal:</b>	Householder application for the proposed erection of a single storey front extension with porch canopy roof and a single storey rear extension following demolition of the existing conservatory, plus installation of rooflights and a rear dormer to facilitate the conversion of the loft to habitable accommodation, addition of raised decking at the rear, changes to fenestration, and partial conversion of the garage to habitable accommodation. (Part retrospective)		
<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

The development proposals are for the erection of a single storey front extension, rear extension, conversion of the loft to habitable accommodation and partial conversion of the garage to habitable accommodation (part retrospective), and associated works.

No changes are proposed to the existing access or parking arrangement. The plans show the existing driveway can accommodate the three car parking spaces required for the seven habitable rooms proposed.

Highways recommend the applicant contact Traffic Management to request relocation of the dropped crossing to enable better access to all parking spaces. The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m.

## Conditions & Reasons (if required)

### 1. DROPPED CROSSING:

The development shall not be occupied until the vehicular access from the highway has been altered to provide a centralised circa 3.6m wide dropped crossing, unless agreed otherwise, in writing, by WBC Traffic Management

(this work will need separate authorisation by the Borough's Traffic Management section – see informative below). – DROPPED CROSSING

2. I22 - ACCESS CONSTRUCTION

<b>Date:</b>	3.11.25	<b>Signed:</b>	Stantec LS
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