

Date: 10 October 2025
Application: 251727



**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: 251727

Applicant: Mr & Mrs Manu

Site Address: 138 Church Road, Earley, Wokingham, RG6 1HR

Parish: Earley

Grid Reference: Easting - 474692, Northing - 173188

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of two-storey front extension, including porch creation, first-floor side extension, part two-storey with balcony, part single-storey rear extension following demolition of existing orangery, loft extension with 2no. dormers providing 2no. habitable accommodation and conversion of garage to provide additional habitable accommodation.

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 251727. 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 **31 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	251727
Address:	138 Church Road, Earley, Wokingham, RG6 1HR.		
Proposal:	Householder application for the proposed erection of two-storey front extension, including porch creation, first-floor side extension, part two-storey with balcony, part single-storey rear extension following demolition of existing orangery, loft extension with 2no. dormers providing 2no. habitable accommodation and conversion of garage to provide additional 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

The development proposals are for a two-storey front extension, first-floor side extension, part single-storey part two-storey rear extension, loft extension, garage conversion and demolition of existing orangery. No change in access arrangement is proposed.

The garage conversion and reconfiguration of the ground floor would create a separate annexe. This is to remain ancillary to the main dwelling by condition.

The existing access the driveway of 136 Church Road is to be retained as part of the proposals.

The parking requirement for the proposed dwelling is assessed using WBC's guidance for a house with 8 or more habitable rooms. Three parking spaces are required. The four driveway parking spaces are considered sufficient to accommodate the parking demand, and as such Highways have no objection to the garage conversion.

In accordance with WBC standards, Highways would recommend three cycle parking spaces to be provided in a suitable cycle store.

Conditions & Reasons (if required)			
I13 - ANCILLARY ACCOMMODATION CF9 - CYCLE PARKING (TO BE APPROVED)			
Date:	16.10.25	Signed:	Stantec LS