

Date: 8 May 2025
Application: 251038



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 251038

Applicant: Mr Prabhjot Singh

Site Address: 1 Wimblington Drive, Earley, Wokingham, RG6 4JG

Parish: Earley

Grid Reference: Easting - 475216, Northing - 169865

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single- storey, part two-storey rear extension, alongside the conversion of the existing garage to facilitate habitable space with fenestration.

Case Officer: Ben McEwan

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 251038. 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:	251038
Address:	1 Wimblington Drive, Earley, Wokingham, RG6 4JG.		
Proposal:	Householder application for the proposed erection of a part single- storey, part two-storey rear extension, alongside the conversion of the existing garage to facilitate habitable space with fenestration.		
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 additional habitable rooms. The existing garage is to be converted, however, as the internal dimensions do not meet WBC standards for parking a car, this will not represent a significant loss of parking.

The existing driveway can accommodate at least two vehicles, and this is considered acceptable in this instance. The use of a third space, as indicated, is not considered appropriate due to potential conflict with the pedestrian crossing and street nameplate. WBC Traffic Management will need to give separate consent for any works to alter the dropped crossing.

I22 – ACCESS CONSTRUCTION

Date:	9/5/25	Signed:	AC
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