

Date: 6 August 2026
Application: 261833



**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: 261833

Applicant: Mrs Rumi ray

Site Address: 64 Meadow Road, Earley, Wokingham, RG6 7EX

Parish: Earley

Grid Reference: Easting - 475904, Northing - 171201

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension plus single storey rear extension to include changes to fenestration.

Case Officer: Anna Valentine

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 261833. 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 **28 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	HK		
Service	WBC Highways	App No:	261833
Address:	64 Meadow Road, Earley, Wokingham, RG6 7EX.		
Proposal:	Householder application for the proposed erection of a single storey front extension plus single storey rear extension to include changes to 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

General

The applicant is proposing the erection of a single storey front extension plus single storey rear extension to include changes to fenestration.

Parking

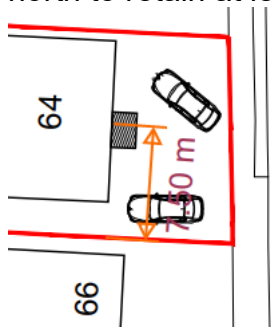
The proposals would result in an increase to 5 habitable rooms, which would require 2 car parking spaces in line with WBC car parking standards. Plan P1774-01 shows that two parking spaces can be accommodated within the driveway.

However, the proposed parking to the north can unlikely be accessed via utilised the existing dropped crossing and boundary treatment.



To serve the proposed parking layout, the proposed dropped crossing will need to be repositioned. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Alternatively, the applicant can consider removing or repositioning the porch to the north to retain at least 7.5m driveway clearance as indicated below for two parking:



Cycle Parking

Access to the rear garden will be impeded as part of the proposals. However, the garage will be acceptable to accommodate the cycle parking demand.

Overall, the application is considered acceptable on highway grounds.

Conditions & Reasons (if required)

Date:	21/08/26	Signed:	JP [HK]
--------------	----------	----------------	---------