

Date: 11 March 2026
Application: 260588



**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: 260588

Applicant: Mr and Mrs N and A Dhavale

Site Address: 1 Kerris Way, Earley, Wokingham, RG6 5UW

Parish: Earley

Grid Reference: Easting - 474632, Northing - 170334

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey front extension to include creation of front porch, single storey rear extension and changes to fenestration following conversion of existing garage to create habitable accommodation.

Case Officer: Annabelle Jones

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 260588. 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 **1 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260588
Address:	1 Kerris Way, Earley, Wokingham, RG6 5UW.		
Proposal:	Householder application for the proposed single storey front extension to include creation of front porch, single storey rear extension and changes to fenestration following conversion of existing garage to create 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

General

The proposals are for the conversion of the existing garage and single storey extension. The existing dwelling comprises 8 habitable rooms. The proposed dwelling would not increase the number of habitable rooms.

Parking

As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. The extension does not affect the existing driveway parking. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. The retainment of existing driveway parking can be acceptable.

The Location and Block Plan indicate 3 car parking spaces located on the front driveway along the site frontage. The car parking space indicated in the garden area could not be accommodated by the existing dropped kerb. The applicant should seek consent from Traffic Management (TM) if any changes are proposed to the existing dropped kerb arrangement. However, TM are unlikely to accept a dropped kerb of more than a total length of 3.6m.

On this basis, the applicant shall revise the proposed parking plan by reconfiguring the parking to best use the existing dropped kerb arrangement, to relocate the dropped crossing to the centralised position, or to retain the current level of parking provisions. Confirmation is needed.

Cycle Parking

Cycle parking is to be provided in line with WBC Parking Standards which requires three cycle parking spaces to be provided for a dwelling of this scale. The garage conversion will remove the opportunity for cycle parking in this location. Side access is to be retained, and cycle parking in the rear garden would be acceptable.

Conditions & Reasons (if required)			
Date:	23.03.26	Signed:	JP [LS]