

Date: 12 March 2026
Application: 260509



**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: 260509

Applicant: Mrs Benish Khalid

Site Address: 11 Chicory Close, Earley, Wokingham, RG6 5GS

Parish: Earley

Grid Reference: Easting - 474070, Northing - 170367

Type of Development: Other Householder

Proposal: Householder application for proposed erection of single storey side extension, garage conversion and single storey rear extension.

Case Officer: Nikita George

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 260509. 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 **24 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260509
Address:	11 Chicory Close, Earley, Wokingham, RG6 5GS.		
Proposal:	Householder application for proposed erection of single storey side extension, garage conversion and single storey rear extension.		
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 proposed development is for the garage conversion and single storey extensions. The existing dwelling is comprised of 6 habitable rooms, and the proposed dwelling is comprised of 8 habitable rooms.

WBC Highways note that the submitted block plans do not reflect the existing conditions of both shared drive and parking spaces as visible on satellite imagery. The road markings indicated also suggest that there is a through route from Chicory Close to Chalfont Way. The plans are to be amended to accurately reflect the existing layout.

Car Parking

Car parking is to be provided in line with WBC Parking Standards, and each car parking space is to have minimum dimensions of 2.5m x 5.0m. A dwelling of the proposed scale requires 3 car parking spaces. Four car parking spaces are indicated on the Block Plan Car Park which is acceptable subject to the three parking spaces opposite to the dwelling can be delivered.

As the shared drive off Chicory Close is a private road, the applicant shall serve notice to the landowner(s) on this private road and to ensure have control on the land of the private road section of Chicory Close for the provision of parking spaces.

It is noted that the site is accessed via a shared drive off Chicory Close. The car parking arrangement shall not impinge on the access to no.12 Chicory Close nor obstruct the footway and free flow of traffic along shared drive.

The applicant shall provide further information on the existing car parking arrangement and the management of this with other dwellings in Chicory Close, noting the shared parking areas to the south and shared driveway to the dwelling.

Cycle Provision

The provision of cycle storage is to be in line with WBC Parking Standards. WBC requires a dwelling of the proposed scale to accommodate 3 cycle parking spaces. The proposals include the conversion of the garage.

Due to the lack of side access to the rear garden and removal of garage, the applicant shall provide a dedicated cycle store to accommodate 3 cycles in the front of the house. Highways have previously considered a bike shed of 1450mm (L) x 2050mm (W) acceptable for the cycle storage of three cycles.

Conditions & Reasons (if required)

Date:	23.03.26	Signed:	JP [LS]
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