

Date: 24 July 2025
Application: 251759



**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: 251759

Applicant: Mr R Kanda

Site Address: 40 Chatteris Way, Earley, Wokingham, RG6 4JA

Parish: Earley

Grid Reference: Easting - 475088, Northing - 170070

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey side extension following partial demolition of existing detached double garage along with changes to fenestration.

Case Officer: Claire Moore

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 251759. 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:	JP		
Service	WBC Highways	App No:	251759
Address:	40 Chatteris Way, Earley, Wokingham, RG6 4JA.		
Proposal:	Householder application for the proposed erection of a two storey side extension following partial demolition of existing detached double garage along with 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

The applicant proposes to increase the numbers of habitable rooms from 8 to 10. As both the existing and proposed garages do not fully meet the council's requirement for car parking, there will be no gain or loss of parking space. Three driveway parking are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The driveway has sufficient space to accommodate three parking of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

The proposed garage is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	25/7/2025	Signed:	JP
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