

Date: 18 November 2024
Application: 242840



**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: 242840

Applicant: Mrs Farzana Malik

Site Address: 11 Byron Road, Earley, Wokingham, RG6 1EP

Parish: Earley

Grid Reference: Easting - 474338, Northing - 173212

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a new front porch, two storey front and side extension, single storey rear extensions with installation of roof lights following the demolition of the existing conservatory and changes to fenestration.

Case Officer: Marcus Hillman

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 242840. 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:	242840
Address:	11 Byron Road, Earley, Wokingham, RG6 1EP.		
Proposal:	Householder application for the proposed erection of a new front porch, two storey front and side extension, single storey rear extensions with installation of roof lights following the demolition of the existing conservatory and 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 proposal will result in additional habitable rooms. The existing garage will be removed and replaced with a storage area. This would be suitable for cycle storage which is welcome.

The submitted drawing indicates driveway parking for at least three cars will be available. The level of parking meets WBC parking standards, for a dwelling of the size proposed and in this location, and is therefore considered acceptable.

Conditions:

1. CF4 – PARKING (AS APPROVED)

Date:	20/11/24	Signed:	AC
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