

Date: 20 August 2024
Application: 241876



**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: 241876

Applicant: Mr Charanjit Singh

Site Address: 39 Harcourt Drive, Earley, Wokingham, RG6 5TL

Parish: Earley

Grid Reference: Easting - 473588, Northing - 170967

Type of Development: Other Householder

Proposal: Householder application for proposed loft conversion with rear dormer extension.

Case Officer: Kieran Neumann

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 241876. 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:	241876
Address:	39 Harcourt Drive, Earley, Wokingham, RG6 5TL.		
Proposal:	Householder application for proposed loft conversion with rear dormer 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

The proposal will result in additional habitable rooms. Highways request confirmation of the ground floor layout and therefore the overall number of habitable rooms.

To fully meet the council's standards up to three driveway parking spaces will be required. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The dropped kerb is likely to require extension to 3.6m wide (measured from the shared northern boundary).

See sketch below.

