

**Date:** 3 January 2025  
**Application:** 243235



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 243235

**Applicant:** Mrs Zeneb Khatoon

**Site Address:** 3 Eastcourt Avenue, Earley, Wokingham, RG6 1HH

**Parish:** Invalid code

**Grid Reference:** Easting - 474354, Northing - 172970

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed single storey side and rear extension, plus loft conversion following the demolition of the existing conservatory.

**Case Officer:** Rowan Reynolds

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 243235. 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

|                             |                                                                                                                                                             |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | AC                                                                                                                                                          |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                | <b>App No:</b> | 243235 |
| <b>Address:</b>             | 3 Eastcourt Avenue, Earley, Wokingham, RG6 1HH.                                                                                                             |                |        |
| <b>Proposal:</b>            | Householder application for the proposed single storey side and rear extension, plus loft conversion following the demolition of the existing conservatory. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                           |                |        |
| <b>Site Visit Made:</b>     | 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 has no objection to the conversion of the garage as it does not meet the council's current standards for parking a car. The existing level of driveway parking will be retained, and the level of parking is considered acceptable in this instance.

|              |        |                |    |
|--------------|--------|----------------|----|
| <b>Date:</b> | 8/1/25 | <b>Signed:</b> | AC |
|--------------|--------|----------------|----|