

Date: 17 June 2025
Application: 251425



**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: 251425

Applicant: Mr & Mrs Naqeeb Ullah Khan

Site Address: 33 Pitts Lane, Earley, Wokingham, RG6 1BX

Parish: Invalid code

Grid Reference: Easting - 474786, Northing - 173422

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single part two storey front/side/rear extension, garage conversion to create habitable accommodation, plus demolition of existing conservatory.

Case Officer: James Fuller

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 251425. 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:	251425
Address:	33 Pitts Lane, Earley, Wokingham, RG6 1BX.		
Proposal:	Householder application for the proposed erection of a part single part two storey front/side/rear extension, garage conversion to create habitable accommodation, plus demolition of existing conservatory.		
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 an additional habitable room. There is an existing access and this is to be retained. The proposed front extension will not have an adverse impact on the parking area.

The submitted drawing indicates parking and turning for three vehicles. The level of parking meets WBC parking standards and is considered acceptable to serve the development.

Conditions & Reasons (if required)

1. CF6 – PARKING & TURNING

Date:	19/6/25	Signed:	AC
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