

Date: 9 October 2024
Application: 242558



**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: 242558

Applicant: Mr Mahboob Khan

Site Address: 12 Culver Lane, Earley, Wokingham, RG6 1DS

Parish: Earley

Grid Reference: Easting - 474280, Northing - 172985

Type of Development: Other Householder

Proposal: Householder application for the proposed vertical extension to include an additional storey with roof lights, part single and part two storey rear extensions, two storey front extension and a two storey side extension and associated changes to fenestration.

Case Officer: Adriana González

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 242558. 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:	242558
Address:	12 Culver Lane, Earley, Wokingham, RG6 1DS.		
Proposal:	Householder application for the proposed vertical extension to include an additional storey with roof lights, part single and part two storey rear extensions, two storey front extension and a two storey side extension and associated 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.

There is existing parking for three vehicles and this level of parking meets WBC parking standards for the proposed development.

It is recommended that 1.0 metre min. width access (between external wall and boundary) is provided to the rear garden to ensure it is suitable to access secure, covered cycle storage. Alternatively, cycle storage will be required for a minimum of three cycles to the front of the dwelling, without impact on the available parking area. Further details are requested to address this.

Date:	11/10/24	Signed:	AC
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