

Date: 4 November 2024
Application: 242437



**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: 242437

Applicant: Mr & Mrs Stenson

Site Address: 125 Beech Lane, Earley, Wokingham, RG6 5QD

Parish: Earley

Grid Reference: Easting - 474738, Northing - 170899

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey front, side and rear extension and a single storey rear extension with a balcony and changes to fenestration and installation of game room.

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 242437. 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:	242437
Address:	125 Beech Lane, Earley, Wokingham, RG6 5QD.		
Proposal:	Householder application for the proposed erection of a two storey front,side and rear extension and a single storey rear extension with a balcony and changes to fenestration and installation of game room.		
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 and reduces the size of the garage. The proposed garage does not meet the councils standards for parking a car, in respect of its internal dimensions.

In accordance with the councils parking standards, three parking spaces are required to be provided. Highways request a revised plan which indicates three driveway parking spaces, each with minimum dimensions of 5.0m x 2.5m.

Highways has no objection to the proposed outbuilding on the basis that this remains ancillary to the main dwelling.

Date:	5/11/24	Signed:	AC
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