

Date: 2 October 2025
Application: 252205



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 252205

Applicant: Mrs J Verber

Site Address: 101 Mays Lane, Earley, Wokingham, RG6 7DG

Parish: Earley

Grid Reference: Easting - 474870, Northing - 172044

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension following the demolition of the existing conservatory, with matching brickwork, roof tiles, and white UPVC fenestration and doors to the rear and side elevations

Case Officer: Claire Moore

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 252205. 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 requested from the case officer.

Your observations are required in respect of this application by **23 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252205
Address:	101 Mays Lane, Earley, Wokingham, RG6 7DG.		
Proposal:	Householder application for the proposed erection of a single storey rear extension following the demolition of the existing conservatory, with matching brickwork, roof tiles, and white UPVC fenestration and doors to the rear and side elevations		
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

While the total numbers of habitable rooms cannot be identified from the plan, it is a single storey extension, and the plan indicates no change in the numbers of habitable rooms on ground floor. The extension will not affect the existing driveway and garage.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	3/10/2025	Signed:	JP
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