

Date: 3 June 2025
Application: 251284



**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,

Variation/Removal of Condition Consultation

Application Number: 251284

Applicant: Mr H Khanna

Site Address: 68 Beech Lane, Earley, Wokingham, RG6 5QA

Parish: Earley

Grid Reference: Easting - 474407, Northing - 171101

Type of Development: Other Householder

Proposal: Application to vary conditions 2 and 3 of planning consent 222238 for the proposed erection of a part two storey part single storey rear extension, with rear dormers/Juliet balcony, single storey front extension to form a garage and front porch, first floor side extension. Condition 2 refers to the approved details and condition 3 to external materials, and the variation is to amend fenestration, change external materials and modify the rear dormer and balcony railing.

Case Officer: Cameron Young

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 251284. 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:	251284
Address:	68 Beech Lane, Earley, Wokingham, RG6 5QA.		
Proposal:	Application to vary conditions 2 and 3 of planning consent 222238 for the proposed erection of a part two storey part single storey rear extension, with rear dormers/Juliet balcony, single storey front extension to form a garage and front porch, first floor side extension. Condition 2 refers to the approved details and condition 3 to external materials, and the variation is to amend fenestration, change external materials and modify the rear dormer and balcony railing.		
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	
No impact in respect of Highways.	
Date:	5/6/25
Signed:	AC