

Date: 15 September 2025
Application: 252161



**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: 252161

Applicant: Mr Mohamed Aftab

Site Address: 75 Chiltern Crescent, Earley, Wokingham, RG6 1AL

Parish: Earley

Grid Reference: Easting - 474542, Northing - 173629

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a front porch extension alongside a first-floor side extension with associated side-facing fenestration, the erection of a part single-storey and part two-storey rear extension with associated rear facing fenestration and patio doors, and the erection of a rear facing dormer with Juliet balcony and three front-facing roof lights to facilitate a loft conversion.

Case Officer: Tariq Bailey-Biggs

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 252161. 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 **6 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	252161
Address:	75 Chiltern Crescent, Earley, Wokingham, RG6 1AL.		
Proposal:	Householder application for the proposed erection of a front porch extension alongside a first-floor side extension with associated side-facing fenestration, the erection of a part single-storey and part two-storey rear extension with associated rear facing fenestration and patio doors, and the erection of a rear facing dormer with Juliet balcony and three front-facing roof lights to facilitate a loft conversion.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

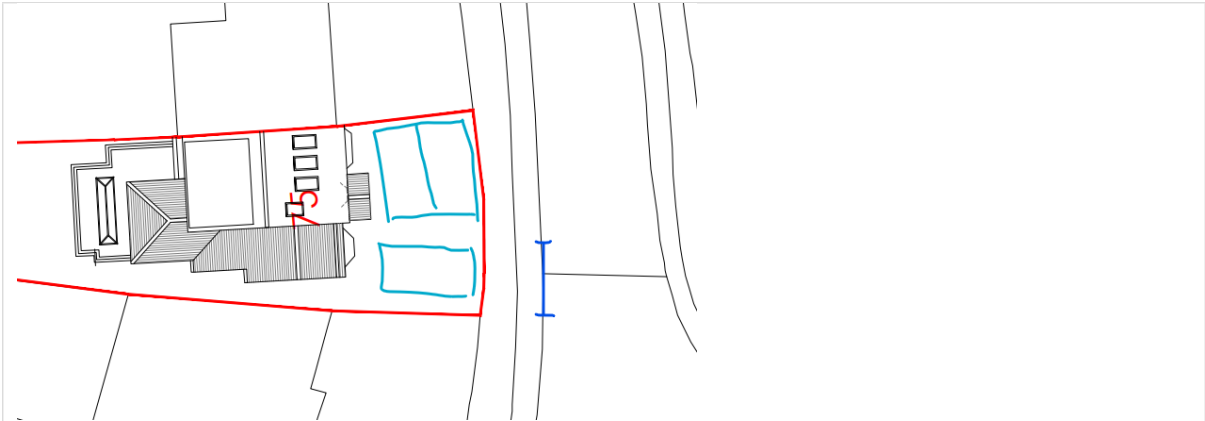
- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The proposal will result in an additional habitable room, however, this will not have a significant impact in respect of the councils parking standards. Therefore, in accordance with WBC parking standards, three allocated parking spaces are required within the red line.

The submitted drawing indicates 4 parking spaces, however, the layout and length of dropped crossing does not meet WBC Traffic Management guidance and is therefore unlikely to gain the separate approval required.

Highways DC request a revised parking layout which utilises the existing dropped crossing, such as the sketch below:



Parking spaces shall each be of dimensions 5.0m x 2.5m.

Should the applicant wish to pursue a wider dropped crossing, this will need to be undertaken outside of the planning process in direct correspondence with WBC Traffic Management team.

Date:	16/9/25	Signed:	AC
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