

Date: 15 July 2026
Application: 261636



**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: 261636

Applicant: Mr S Gupta

Site Address: 24 Falstaff Avenue, Earley, Wokingham, RG6 5TQ

Parish: Earley

Grid Reference: Easting - 473682, Northing - 170976

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of two-storey side extension, raising of roof, 1no. rear roof dormer with 3no. Juliet balconies, loft conversion, 4no. rooflights and changes to fenestration.

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 261636. 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 **5 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TD]		
Service	WBC Highways	App No:	261636
Address:	24 Falstaff Avenue, Earley, Wokingham, RG6 5TQ.		
Proposal:	Householder application for the proposed erection of two-storey side extension, raising of roof, 1no. rear roof dormer with 3no. Juliet balconies, loft conversion, 4no. rooflights and 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

General

The proposal comprises the erection of a two-storey side extension, raising of roof, 1no. rear roof dormer with 3no. Juliet balconies, loft conversion, 4no. rooflights and changes to fenestration.

The approved floorplan (including changes approved in 251994) contains 10 habitable rooms, which would increase to 11 under the proposed development.

Parking

In line with WBC Parking Standards, three car parking spaces are required for a dwelling of this scale in an urban location. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Highways understand there is ample driveway provision to accommodate the three car parking spaces required. Therefore, existing parking provision is acceptable for these proposals.

Cycle Parking

The direct access to the rear garden along the northern edge of the property is to

be retained and is suitable for cycle storage.

Conditions & Reasons (if required)

Date:	30/07/2026	Signed:	JP [TD]
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