

Date: 25 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.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 242437.

The new details are as follows: **Slight increase in the size of the rear extension at ground floor level and changes to the rear elevation and roof design.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Rowan Reynolds.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	AC	To (Case Officer):	Rowan Reynolds
Service	WBC Highways	App No:	242437
Address:	125 Beech Lane, Earley, Wokingham, RG6 5QD.		
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.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The revised plans also include an updated parking layout and this is now considered acceptable in this instance.

Conditions & Reasons (if required)

CF4 – PARKING (AS APPROVED)

Date:	26/11/24	Signed:	AC
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