

Date: 9 September 2025
Application: 252025



**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: 252025

Applicant: VASILE NEMERENCO

Site Address: 58 Bridport Close, Earley, Wokingham, RG6 3DG

Parish: Earley

Grid Reference: Easting - 475752, Northing - 170804

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single story front extension and single story rear infill extension, and garage conversion to create habitable accommodation.

Case Officer: Julia Gibowicz

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 252025. 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 **30 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252025
Address:	58 Bridport Close, Earley, Wokingham, RG6 3DG.		
Proposal:	Householder application for the proposed erection of a single story front extension and single story rear infill extension, and garage conversion to create habitable accommodation.		
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. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space.

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

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified in this proposal or when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	10/9/2025	Signed:	JP
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