

Date: 13 December 2024
Application: 243080



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 243080

Applicant: Mr Venkata Rao Kommineni

Site Address: 7 Lane End Close, Shinfield, Wokingham, RG2 9AS

Parish: Shinfield

Grid Reference: Easting - 473237, Northing - 168595

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a single storey side/rear extension along with changes to fenestration, raising of the dwelling and garage roofs to facilitate habitable accommodation including the erection of 2no. dormer, 8no. rooflights and solar panels plus the conversion of the garage to habitable accommodation.

Case Officer: Kieran Neumann

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 243080. 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:	243080
Address:	7 Lane End Close, Shinfield, Wokingham, RG2 9AS.		
Proposal:	Householder application for proposed erection of a single storey side/rear extension along with changes to fenestration, raising of the dwelling and garage roofs to facilitate habitable accommodation including the erection of 2no. dormer, 8no. rooflights and solar panels plus the conversion of the garage to 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

In respect of any Highways impact, the proposal appears similar to the previous consent 241967 with a similar number of habitable rooms. The previously approved level of parking is therefore considered acceptable (Drg No. P1551-01 dated Jul 2024). Conditions as per 241967.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)

Date:	16/12/2024	Signed:	AC
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