

Date: 22 November 2024
Application: 242471



**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: 242471

Applicant: Mr and Mrs Ellie and David Desborough

Site Address: 16 Pitts Lane, Earley, Wokingham, RG6 1BT

Parish: Earley

Grid Reference: Easting - 474774, Northing - 173336

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front porch and two storey side and rear extension following a single storey rear extension, changes to fenestration and a garage conversion.

Case Officer: Adriana González

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 242471. 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:	242471
Address:	16 Pitts Lane, Earley, Wokingham, RG6 1BT.		
Proposal:	Householder application for the proposed erection of a single storey front porch and two storey side and rear extension following a single storey rear extension, changes to fenestration and a garage 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 additional habitable rooms. The existing garage will be removed and the driveway will be reduced in length.

Due to the increase in habitable rooms and reduction in parking, Highways request a revised plan which indicates three driveway parking spaces to be provided. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The existing dropped crossing is considered acceptable.

Date:	26/11/24	Signed:	AC
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