

**Date:** 18 February 2025  
**Application:** 250286



**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:** 250286

**Applicant:** Mrs Patel

**Site Address:** 4 Brompton Close, Earley, Wokingham, RG6 3XF

**Parish:** Earley

**Grid Reference:** Easting - 475952, Northing - 170442

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of a single storey side extension to form a garage, a first floor rear extension and a detached single storey outbuilding, plus installation of additional hardstanding.

**Case Officer:** Marcus Hillman

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 250286. 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

<b>From:</b>	JP		
<b>Service</b>	WBC Highways	<b>App No:</b>	250286
<b>Address:</b>	4 Brompton Close, Earley, Wokingham, RG6 3XF.		
<b>Proposal:</b>	Householder application for the proposed erection of a single storey side extension to form a garage, a first floor rear extension and a detached single storey outbuilding, plus installation of additional hardstanding.		
<b>Type of Development:</b>	Other Householder		
<b>Site Visit Made:</b>	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

A Pre-application (Reference 242966) has been submitted prior to the formal planning application. The Highways have provided recommendations based on the same proposed floor plan.

A garage of dimensions 5.9m x 2.5m and an outbuilding are proposed. As the proposed garage does not fully meet the council's requirement for car parking, there will be no additional parking space. Two driveway parking are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Two proposed parking spaces will be sufficient to meet the council's parking requirements.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

## Conditions & Reasons (if required)

1. **OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING**  
The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking			
<b>Date:</b>	19/2/2025	<b>Signed:</b>	JP