

**Date:** 25 July 2025  
**Application:** 251648



**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:** 251648

**Applicant:** Mr Syed Abdul Mateen

**Site Address:** 33 Stanton Close, Earley, Wokingham, RG6 7DX

**Parish:** Earley

**Grid Reference:** Easting - 475180, Northing - 171903

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of second-storey rear and side extension creating three additional bedrooms, porch extension and demolition of existing garage.

**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 251648. 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> | 251648 |
| <b>Address:</b>             | 33 Stanton Close, Earley, Wokingham, RG6 7DX.                                                                                                                                     |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of second-storey rear and side extension creating three additional bedrooms, porch extension and demolition of existing garage. |                |        |
| <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

The applicant proposes to increase the numbers of habitable rooms from 5 to 7. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of 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 to three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Given the proposed dwelling will have six bedrooms, the Highways request three driveway parking to be provided for this development. This could be achieved by converting part of the existing front garden into hardstanding for an additional parking space.

The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. If the additional parking space cannot be accessed by utilising the existing dropped crossing, separate consent will be required from the TM team for the proposed width of the new dropped crossing.

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)

|              |           |                |    |
|--------------|-----------|----------------|----|
|              |           |                |    |
| <b>Date:</b> | 28/7/2025 | <b>Signed:</b> | JP |