

Date: 29 July 2026
Application: 261483



**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: 261483

Applicant: Mr & Mrs Usman Ulhaq

Site Address: 8 Culver Lane, Earley, Wokingham, RG6 1DS

Parish: Earley

Grid Reference: Easting - 474264, Northing - 172971

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey rear and side extension, first floor extension, new roof design, 1 no. roof lantern, proposed new garage following demolition of existing garage and two new cross overs with dropped kerbs.

Case Officer: James Fuller

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 261483. 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 **28 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TD]		
Service	WBC Highways	App No:	261483
Address:	8 Culver Lane, Earley, Wokingham, RG6 1DS.		
Proposal:	Householder application for the proposed single storey rear and side extension, first floor extension, new roof design, 1 no. roof lantern, proposed new garage following demolition of existing garage and two new cross overs with dropped kerbs.		
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

General

The applicant proposes a single storey rear and side extension, first floor extension, new garage and two new crossovers with dropped kerbs.

The existing dwelling has five habitable rooms. The proposals will increase the number of habitable rooms to eight.

Access

The proposals include a new accesses and crossovers from Culver Lane and Anderson Avenue.

Culver Lane

This access and visibility splays are submitted as approved under 220650, which is acceptable in principle.

Pedestrian visibility splays of 2.0m x 2.0m shall also be assessed. Due to the site location, visibility does not appear to be an issue, however this should be provided by the applicant.

The applicant shall consult with Traffic Management separately regarding the proposed new access arrangements. However, provided the existing crossover at the neighbouring property (10 Culver Lane) has 11 droppers (6.6m), the TM team

will unlikely accept further widening of the existing crossover to be provided in form of a shared dropped crossing.

Subject to the position of the proposed dropped kerb or potential for relocation/utilisation of existing crossing of No. 10, WBC Traffic Management will likely refuse this application.

Further contact can be made with the Council's Traffic Management team here: <https://www.wokingham.gov.uk/roads/traffic-management-and-road-safety>

The applicant may explore the potential for new access onto Anderson Avenue to the south of the dwelling if the proposed access onto Culver Lane cannot be accepted by the TM team.

Anderson Avenue

Highways note there is an existing garage in this location but no dropped kerb, so that the existing parking and garage space have not been permitted for vehicle access under Section 184 of the Highway Act 1980. Therefore, a new crossover is required. Visibility splays of 2.4m x 43.0m for the 30mph carriageway are required, in accordance with Manual for Streets. Pedestrian visibility splays of 2.0m x 2.0m are required.

It is relevant to note that the potential for further widening on this access is restricted due to the presence of telephone pole.

The applicant shall consult with Traffic Management team separately regarding the proposed dropped kerb and the amendment the existing TRO to double yellow lines.

Parking

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

The applicant has outlined four driveway parking spaces and a garage bay on the plan, which are acceptable in principle.

The applicant is required to provide hardstanding on the driveway at the front of the dwelling, instead of 'lawn' indicated on Drawing No. P/UHL/2026/001 E. This should be outlined on a plan.

Cycle Parking

The proposed garage is of suitable dimensions for both car parking and cycle storage, which is acceptable in principle

Conditions & Reasons (if required)

Date:	12/08/2026	Signed:	JP [TD]
--------------	------------	----------------	---------