

Date: 27 October 2025
Application: 252577



**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: 252577

Applicant: Mr & Mrs Delaney

Site Address: Village Point, Longwater Lane, Finchampstead, Wokingham, RG40 4NP

Parish: Finchampstead

Grid Reference: Easting - 479562, Northing - 163163

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached triple garage with an attached store, incorporating a dual-pitched tiled roof to match the main dwelling and rendered external walls to match the existing dwelling, with three vehicular garage doors to the front elevation and a pedestrian access door to the side elevation, following the demolition of the existing detached double garage and single-storey shed.

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 252577. 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 **17 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252577
Address:	Village Point, Longwater Lane, Finchampstead, Wokingham, RG40 4NP.		
Proposal:	Householder application for the proposed erection of a detached triple garage with an attached store, incorporating a dual-pitched tiled roof to match the main dwelling and rendered external walls to match the existing dwelling, with three vehicular garage doors to the front elevation and a pedestrian access door to the side elevation, following the demolition of the existing detached double garage and single-storey shed.		
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 applicant proposes to replace the existing 5.2m wide double garage to a 7.4m wide new triple garage. The WBC minimum sizes of a single garage for parking are 6m x 3m. To fully meet the council's requirement for car parking, the existing garage counts towards 0.5 parking space, and the proposed garage counts towards 1 parking space.

Despite garage is not essential for complying with the council's parking standards, if the proposed garage is intended to be used for parking, the applicant is recommended to enlarge the proposed garage dimensions to 9m wide to accommodate three cars, or to convert the proposed garage as a double garage.

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

Conditions & Reasons (if required)

Date:	30/10/2025	Signed:	JP
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