

Date: 4 July 2025
Application: 251556



**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: 251556

Applicant: Mr & Mrs Julia Arup

Site Address: Four Winds, The Ridges, Finchampstead, Wokingham, RG40 3SY

Parish: Finchampstead

Grid Reference: Easting - 480992, Northing - 163598

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey orangery rear extension and changes to fenestrations

Case Officer: Victoria Morgan

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 251556. 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:	JP		
Service	WBC Highways	App No:	251556
Address:	Four Winds, The Ridges, Finchampstead, Wokingham, RG40 3SY.		
Proposal:	Householder application for the proposed erection of a single storey orangery rear extension and changes to fenestrations		
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 increase the numbers of habitable rooms from 8 to 9. The existing driveway and garage will be retained.

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

The retained three driveway parking spaces are sufficient to meet the council's parking requirement, which are acceptable.

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

Conditions & Reasons (if required)

Date:	7/7/2025	Signed:	JP
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