

Date: 30 April 2025
Application: 250969



**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: 250969

Applicant: Mr and Mrs Sandell

Site Address: 127 Reading Road, Finchampstead, Wokingham, RG40 4RD

Parish: Finchampstead

Grid Reference: Easting - 476770, Northing - 163207

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side extension, alongside first floor extension to the rear and side over the existing garage, with alterations to the front to include the erection of an entrance porch, changes to fenestration and demolition of existing car port.

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 250969. 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:	250969
Address:	127 Reading Road, Finchampstead, Wokingham, RG40 4RD.		
Proposal:	Householder application for the proposed erection of a single storey side extension, alongside first floor extension to the rear and side over the existing garage, with alterations to the front to include the erection of an entrance porch, changes to fenestration and demolition of existing car port.		
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 proposal involves demolition of carport, replacement of garage and increasing the numbers of habitable rooms from 8 to 9.

As the existing garage and carport, and the proposed garage do not fully meet the council's requirement for car parking, there will be no loss or increase of parking space. Four driveway parking are proposed within the red line.

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 proposed driveway has ample spaces for more than three parking to be provided by utilising the existing dropped crossing and will not obstruct the share drive, which is acceptable.

The proposed garage remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	1/5/2025	Signed:	JP
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