

Date: 17 February 2025
Application: 250311



**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: 250311

Applicant: Mrs Rupinder Sood

Site Address: 216B Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD

Parish: Finchampstead

Grid Reference: Easting - 479992, Northing - 164856

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey front extension, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage.

Case Officer: Cameron Young

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 250311. 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:	250311
Address:	216B Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.		
Proposal:	Householder application for the proposed erection of a two storey front extension, single storey side extension, single storey rear extension plus changes to fenestration following demolition of existing garage.		
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 will increase the numbers of habitable rooms from 6 to 8 and demolish the existing garage of dimensions 5.2m x 4.9m. 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 spaces of dimensions 5m x 2.5m are proposed.

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 driveway will have ample spaces for three or more car parking spaces with appropriate dimensions by utilising the existing dropped crossing, which is acceptable.

As the direct access to the rear garden is retained, no negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	19/2/2025	Signed:	JP
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