

Date: 9 October 2025
Application: 252280



**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: 252280

Applicant: Neil Johnstone

Site Address: 7 Heather Close, Finchampstead, Wokingham, RG40 4PX

Parish: Finchampstead

Grid Reference: Easting - 479168, Northing - 165293

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached single-storey outbuilding with a flat EPDM roof, incorporating Thermowood cladding to the front and left-hand elevations, metal box profile cladding to the rear and right-hand elevations, and grey PVCu French doors with a side screen and a full-height glazed panel to the front elevation.

Case Officer: Marcus Hillman

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 252280. 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 **30 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252280
Address:	7 Heather Close, Finchampstead, Wokingham, RG40 4PX.		
Proposal:	Householder application for the proposed erection of a detached single-storey outbuilding with a flat EPDM roof, incorporating Thermowood cladding to the front and left-hand elevations, metal box profile cladding to the rear and right-hand elevations, and grey PVCu French doors with a side screen and a full-height glazed panel to the front elevation.		
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 erect an outbuilding to be used for home office. While the total numbers of habitable rooms cannot be identified from the submission, there will be one additional habitable room.

It is relevant to note that the proposed red line does not connect with the public highways, which has to be revised.



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

The proposed driveway can accommodate three driveway parking within the red line, which is acceptable.

Direct access to the garage remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Subject to the red line being revised, please condition:

1. **OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING**

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking

Date:	10/10/2025	Signed:	JP
--------------	------------	----------------	----