

Date: 4 July 2025
Application: 251565



**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: 251565

Applicant: Mr & Mrs Hammond

Site Address: 286 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT

Parish: Finchampstead

Grid Reference: Easting - 480682, Northing - 164975

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey detached outbuilding to the rear garden for use as a gym and shower room, with associated fenestration and flat roof construction.

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 251565. 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:	251565
Address:	286 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT.		
Proposal:	Householder application for the proposed erection of a single storey detached outbuilding to the rear garden for use as a gym and shower room, with associated fenestration and flat roof construction.		
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

While the total numbers of habitable rooms cannot be identified from the submission nor the latest approved floor plan in planning consent 062228, the proposal will increase the total numbers of habitable rooms by 1. The existing driveway will be retained.

The retained driveway has ample space for more than three parking spaces of suitable dimensions by utilising the existing dropped crossing, which is acceptable.

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

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: 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:	4/7/2025	Signed:	JP
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