

Date: 9 September 2024
Application: 242295



**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,

Variation/Removal of Condition Consultation

Application Number: 242295

Applicant: Mr Jonathan Edwards

Site Address: Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ

Parish: Finchampstead

Grid Reference: Easting - 480116, Northing - 164696

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary condition 2 of planning consent 231459 for the erection of a part 2 storey part single storey extension with 3 No dormers to the main roof existing home office/store to create a new dwellinghouse with hardstanding and patio to the west of the dwelling. Condition 2 refers to the approved plans and the variation is for the addition of a further single storey extension as part of the new dwelling to form a plant room.

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 242295. 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:	242295
Address:	Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ.		
Proposal:	Application to vary condition 2 of planning consent 231459 for the erection of a part 2 storey part single storey extension with 3 No dormers to the main roof existing home office/store to create a new dwellinghouse with hardstanding and patio to the west of the dwelling. Condition 2 refers to the approved plans and the variation is for the addition of a further single storey extension as part of the new dwelling to form a plant room.		
Type of Development:	Minor Dwellings (1-9)		
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 seeks consent for varying condition 2 of Planning Application Reference 231459 for rear extension to form a plant room. The numbers of habitable rooms and the driveway parking spaces will remain unchanged in this proposal.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions. The Highways have no objection to this proposal.

The applicant shall be reminded that the previous highways conditions (approval conditions 3 and 5) will remain effective.

Conditions & Reasons (if required)

Date:	10/9/2024	Signed:	JP
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