

Date: 21 May 2025
Application: 251176



**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: 251176

Applicant: mr James Norris

Site Address: Harts Leap Farm, Forges Lane, Finchampstead, RG27 0RB

Parish: Finchampstead

Grid Reference: Easting - 476061, Northing - 163301

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single-storey side extension to the existing garage with fenestration.

Case Officer: Rowan Reynolds

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 251176. 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:	251176
Address:	Harts Leap Farm, Forges Lane, Finchampstead, RG27 0RB.		
Proposal:	Householder application for the proposed erection of a single-storey side extension to the existing garage with fenestration.		
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 extend the existing garage for additional storage space, which does not increase the numbers of habitable rooms. The existing garage and driveway will be fully retained. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

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

Conditions & Reasons (if required)

Date:	23/5/2025	Signed:	JP
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