

Date: 3 February 2026
Application: 260127



**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: 260127

Applicant: Mr & Mrs M. Tongue

Site Address: Longmoor Cottage, Park Lane, Finchampstead, Wokingham, RG40 4PT

Parish: Finchampstead

Grid Reference: Easting - 477719, Northing - 165361

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side and rear extension to the existing garage/outbuilding plus raising of the roof. (Retrospective)

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 260127. 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 **24 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260127
Address:	Longmoor Cottage, Park Lane, Finchampstead, Wokingham, RG40 4PT.		
Proposal:	Householder application for the proposed erection of a single storey side and rear extension to the existing garage/outbuilding plus raising of the roof. (Retrospective)		
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 application seeks retrospective permission for the erection of a single storey side and rear extension to the existing garage and raising of the roof for one additional habitable room.

The garage shares an access with the existing dwelling. The planning statement confirms that the garage is subservient to the main dwelling.

According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms. While the total numbers of habitable rooms cannot be identified from the submission, the driveway has ample spaces to accommodate at least three cars, which is acceptable.

WBC Highways Parking Standards state that the minimum dimensions for a single garage for car parking are 6.0m x 3.0m, or 7.0m x 3.0m if intended for both car and cycle storage. The proposed garage of dimensions 7.2m x 7.4m can meet the requirements for both car and cycle parking.

Conditions & Reasons (if required)

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:	11.02.26	Signed:	JP [LS]