

Date: 19 August 2025
Application: 251947



**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: 251947

Applicant: Mr Emmezine Nell

Site Address: 26 Drake Close, Finchampstead, Wokingham, RG40 4EQ

Parish: Finchampstead

Grid Reference: Easting - 479461, Northing - 165278

Type of Development: Other Householder

Proposal: Householder application for the proposed front and rear infill extension and raising of the flat roof to existing car port/garage, to convert into habitable accommodation.

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 251947. 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:	251947
Address:	26 Drake Close, Finchampstead, Wokingham, RG40 4EQ.		
Proposal:	Householder application for the proposed front and rear infill extension and raising of the flat roof to existing car port/garage, to convert into habitable accommodation.		
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, there will be one additional habitable room on the ground floor. As the existing garage/carport does not fully meet the council's requirement for car parking, there is no loss of parking space. Two driveway parking is proposed within the red line.

According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

With reference to the site photos, the front garden has been fully converted into hardstanding. The 9.8m wide driveway can accommodate three parking spaces of suitable dimensions, which is acceptable.



The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. The crossing works will subject to final approval from the councils TM team.

The garage/carport has been removed from the proposal. Alternative cycle storage provision shall be identified in this proposal or when discharging the condition.

Conditions & Reasons (if required)			
1. Informative I22 – ACCESS CONSTRUCTION			
Date:	19/8/2025	Signed:	JP