

Date: 5 August 2025
Application: 251864



**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: 251864

Applicant: Mr David Bunting

Site Address: Brooklands, Warren Lane, Finchampstead, Wokingham, RG40 4HS

Parish: Finchampstead

Grid Reference: Easting - 478927, Northing - 164558

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a garage to the front of the property.

Case Officer: Cameron Young

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 251864. 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:	251864
Address:	Brooklands, Warren Lane, Finchampstead, Wokingham, RG40 4HS.		
Proposal:	Householder application for the proposed erection of a garage to the front of the property.		
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 erect a garage of internal dimensions 5m x 5m on the driveway, which does not fully meet the council's requirement for car parking and result in no gain of parking space. The WBC minimum sizes of a single garage for parking are 6m x 3m.

A minimum of 6m driveway clearance is required for vehicle manoeuvring at forwards gear when leaving the highway. The proposed clearance between the main house and the new garage is approximately 14.8m, which can provide sufficient manoeuvring space.

The proposed driveway will remain suitable for three driveway parking spaces, which is acceptable.

The applicant is required to confirm if the proposed double garage is intended to be used for parking. If so, the proposed garage dimensions shall be enlarged to 6m x 6m internally. Otherwise, the Highways will have no objection for the proposal.

If there are substantial changes regarding the position of the proposed garage or the area of driveway, the Highways shall be reconsulted.

Conditions & Reasons (if required)

Date:	7/8/2025	Signed:	JP
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