

Date: 9 December 2025
Application: 252723



**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: 252723

Applicant: Mr Ryan Kroonenburg

Site Address: 412a Finchampstead Road, Finchampstead, Wokingham, RG40 3RA

Parish: Finchampstead

Grid Reference: Easting - 479839, Northing - 164950

Type of Development: Other Householder

Proposal:

Case Officer: Nikita George

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 252723. 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 **1 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252723
Address:	412a Finchampstead Road, Finchampstead, Wokingham, RG40 3RA.		
Proposal:			
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 site is in relation to a previous approval 250474. The proposed ground floor plan of the dwelling is identical to that approved under 250474, without the provision of garage. The numbers of habitable rooms thus remain unchanged in the proposal. The existing driveway and parking spaces will be retained.

As the approved garage does not fully meet the council's requirement for car parking, there will be no loss of parking provision.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

As the direct access to the rear garden is provided upon the demolition of existing garage, no negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	15/12/2025	Signed:	JP
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