

Date: 11 November 2024
Application: 242844



**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: 242844

Applicant: Mr Joe Bowman

Site Address: 69 McCarthy Way, Finchampstead, Wokingham, RG40 4UA

Parish: Invalid code

Grid Reference: Easting - 479685, Northing - 165706

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion and ground floor rear extension.

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 242844. 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:	242844
Address:	69 Mccarthy Way, Finchampstead, Wokingham, RG40 4UA.		
Proposal:	Householder application for the proposed garage conversion and ground floor rear extension.		
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 numbers of habitable rooms will remain unchanged after the extension. As the existing garage of 4.8m x 2.3m does not fully meet the council's requirements for car parking, there will be no loss of garage parking space. The existing driveway parking will be retained.

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

The Highways have no objection to the proposal.

Conditions & Reasons (if required)

Date:	13/11/2024	Signed:	JP
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