

Date: 14 February 2025
Application: 250338



**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: 250338

Applicant: Mr & Mrs Ward

Site Address: 406 Finchampstead Road, Finchampstead, Wokingham, RG40 3RA

Parish: Finchampstead

Grid Reference: Easting - 479862, Northing - 165017

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey side and rear extension. Plus, the erection of a pitched roof above the porch and changes to fenestration. Following the demolition of the existing garage. (part retrospective).

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 250338. 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:	250338
Address:	406 Finchampstead Road, Finchampstead, Wokingham, RG40 3RA.		
Proposal:	Householder application for the proposed single storey side and rear extension. Plus, the erection of a pitched roof above the porch and changes to fenestration. Following the demolition of the existing garage. (part 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 proposal will increase the numbers of habitable rooms from 5 to 6 and demolish the existing garage of dimensions 5.4m x 2.7m. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Approved parking provisions will be retained in planning application 231932.

According to the WBC Car Parking Standards, the development of such scale in Village location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retainment of parking provisions will remain suitable for this proposal, which is acceptable.

The garage has been removed from the proposal. Alternative cycle storage provision shall be identified when discharging the condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	18/2/2025	Signed:	JP
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