

Date: 7 March 2025
Application: 250523



**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: 250523

Applicant: Mr R Sandhu

Site Address: 25 Kelsey Avenue, Finchampstead, Wokingham, RG40 4TZ

Parish: Finchampstead

Grid Reference: Easting - 479284, Northing - 164853

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey front extension to form a porch.

Case Officer: Dilumi Warnakulasuriya

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 250523. 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:	250523
Address:	25 Kelsey Avenue, Finchampstead, Wokingham, RG40 4TZ.		
Proposal:	Householder application for the proposed single storey front extension to form a porch.		
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 the approved planning application 171094. The numbers of habitable rooms and existing parking provisions will remain unchanged from the previous approval. The proposed porch is smaller than the approved scheme, resulting in an enlarged driveway.

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

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	11/3/2025	Signed:	JP
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