

**Date:** 27 November 2024  
**Application:** 242980



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 242980

**Applicant:** Mr Keith Warren

**Site Address:** 162a Nine Mile Ride, Finchampstead, Wokingham, RG40 4JA

**Parish:** Finchampstead

**Grid Reference:** Easting - 479401, Northing - 164760

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed detached double garage.

**Case Officer:** James Fuller

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 242980. 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

|                             |                                                                  |                |        |
|-----------------------------|------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                               |                |        |
| <b>Service</b>              | WBC Highways                                                     | <b>App No:</b> | 242980 |
| <b>Address:</b>             | 162a Nine Mile Ride, Finchampstead, Wokingham, RG40 4JA.         |                |        |
| <b>Proposal:</b>            | Householder application for the proposed detached double garage. |                |        |
| <b>Type of Development:</b> | Other Householder                                                |                |        |
| <b>Site Visit Made:</b>     | 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

While the total numbers of habitable rooms cannot be identified, the site has approved with two driveway parking spaces of dimensions 5m x 2.5m under planning application 202494. The applicant proposes to erect a detached double garage of internal dimensions 7.2m x 5.3m.

As there will be sufficient spaces for more than two driveway parking after the erection of the proposed garage, garage is not essential for complying with the council's parking standards.

However, if the proposed garage will be primarily used for car parking, the WBC minimum sizes of each single garage for parking are 6m x 3m, the proposed garage does not fully meet the council's requirement for car parking. A minimum of 6m driveway clearance shall also be provided for vehicle manoeuvring at forwards gear when leaving the highway.

The applicant is required to confirm whether the proposed garage will be used for car parking. If so, the dimensions of the garage shall be revised to meet the council's minimum requirements.

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

## Conditions & Reasons (if required)

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 28/11/2024 | <b>Signed:</b> | JP |
|--------------|------------|----------------|----|