

Date: 22 October 2024
Application: 242647



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: 242647

Applicant: Mrs Vanessa Buchanan

Site Address: 38 The Spinney, Finchampstead, Wokingham, RG40 4UN

Parish: Finchampstead

Grid Reference: Easting - 479761, Northing - 165599

Type of Development: Other Householder

Proposal: Householder application for proposed single storey side and rear extension, with changes to fenestration. Followed by the demolition of existing rear conservatory.

Case Officer: Victoria Morgan

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 242647. 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:	242647
Address:	38 The Spinney, Finchampstead, Wokingham, RG40 4UN.		
Proposal:	Householder application for proposed single storey side and rear extension, with changes to fenestration. Followed by the demolition of existing rear conservatory.		
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

While the total numbers of habitable rooms cannot be identified from the submission, one habitable room will be added on ground floor. There are no proposed changes on existing driveway and garage parking spaces.

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

The retainment of two driveway parking and the single bay garage parking will be sufficient to meet the council's parking standards, which is acceptable.

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

Conditions & Reasons (if required)

1. CF2 - GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING

Date:	23/10/2024	Signed:	JP
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