

Date: 17 August 2026
Application: 261931



**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: 261931

Applicant: Mr And Mrs 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 erection of a single storey side and rear extension.

Case Officer: Tariq Bailey-Biggs

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 261931. 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 requested from the case officer.

Your observations are required in respect of this application by **8 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261931
Address:	25 Kelsey Avenue, Finchampstead, Wokingham, RG40 4TZ.		
Proposal:	Householder application for the proposed erection of a single storey side and 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 site is in relation to the approved planning applications 171094 and 250523. This proposal will result in one additional habitable room from the previous approval. The total numbers of habitable rooms will be increased from 9 to 10.

No driveway or parking arrangement has been submitted as part of this proposal. The applicant shall clarify if the three proposed parking spaces in Drawing No. P/2597/1A approved in 250523 would be retained in this proposal.

If so, those parking space be provided on the proposed site plan.

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

Conditions & Reasons (if required)

Date:	1/9/2026	Signed:	JP
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