

Date: 16 September 2024
Application: 242052



**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: 242052

Applicant: Mr Parminder Singh Maan

Site Address: Misting Meadows, Park Lane, Finchampstead, Wokingham, RG40 4PT

Parish: Finchampstead

Grid Reference: Easting - 477565, Northing - 164857

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of three outbuildings forming residential annexe, garden room, and garage & store, following demolition of existing outbuilding and removal of existing ancillary mobile home.

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 242052. 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:	242052
Address:	Misting Meadows, Park Lane, Finchampstead, Wokingham, RG40 4PT.		
Proposal:	Householder application for the proposed erection of three outbuildings forming residential annexe, garden room, and garage & store, following demolition of existing outbuilding and removal of existing ancillary mobile home.		
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

General

The proposal will demolish the existing double garage and ancillary mobile home and erect new outbuildings, including a new residential annexe with four habitable rooms and a new three-bay garage of dimensions 16m x 7.6m.

While the applicant suggests the proposed outbuildings to be ancillary to the main dwelling, as the proposed annexe can be self-contained, the Highways consider this outbuilding to be a separate dwelling as a replacement of the existing mobile home.

As a replacement of existing mobile home, Highways have no objection on site sustainability for the proposal.

Access

The proposed outbuilding will be accessed via the private drive off Park Lane, which is acceptable.

Parking

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

The driveway is expected to have ample spaces for parking, which is acceptable.

As the existing garage of dimensions 5.9m x 5.7m does not fully meet the council's requirement for car parking, there will be no loss of garage parking from the demolition of existing garage. Meanwhile, the proposed garage will meet the requirements of three garage parking space, resulting in an increase of 1.5 parking spaces.

Cycle Parking

The proposed garage will be suitable for cycle storage, which is acceptable.

Refuse Collection Arrangement

The existing refuse collection arrangement is expected to remain suitable for the proposed annexe.

Conditions & Reasons (if required)

Date:	17/9/2024	Signed:	JP
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