

Date: 18 November 2024
Application: 242639



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Householder Consultation

Application Number: 242639

Applicant: Mr Arex Kulczynski

Site Address: 23B Pine Drive, Finchampstead, Wokingham, RG40 3LD

Parish: Finchampstead

Grid Reference: Easting - 480160, Northing - 165260

Type of Development: Other Householder

Proposal: Householder application for proposed raising of the detached garage roof and eaves to facilitate first floor habitable accommodation including the erection of 1 No dormer and external enclosed staircase.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 242639.

The new details are as follows: **Revised plans received with both Velux roof lights obscured glazed and non-openable.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Cameron Young.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Cameron Young
Service	WBC Drainage	App No:	242639
Address:	23B Pine Drive, Finchampstead, Wokingham, RG40 3LD.		
Type of Development:	Other Householder		
Proposal:	Householder application for proposed raising of the detached garage roof and eaves to facilitate first floor habitable accommodation including the erection of 1 No dormer and external enclosed staircase.		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☒ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The revised plans consultation refers to velux roof lights which are obscured glazed and non-openable.

We will still have no objection.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	18/11/2024	Signed:	Boniface Ngu
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