

Date: 24 September 2025
Application: 251729



**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: 251729

Applicant: Mr James Luker

Site Address: 371 Finchampstead Road, Finchampstead, Wokingham, RG40 3JU

Parish: Finchampstead

Grid Reference: Easting - 479893, Northing - 165277

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of two-storey front, side, and rear extensions with associated alterations to the main roof to facilitate a loft conversion incorporating front, rear, and side dormer extensions, together with changes to fenestration.

Case Officer: Marcus Hillman

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 251729. 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 **15 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251729
Address:	371 Finchampstead Road, Finchampstead, Wokingham, RG40 3JU.		
Proposal:	Householder application for the proposed erection of two-storey front, side, and rear extensions with associated alterations to the main roof to facilitate a loft conversion incorporating front, rear, and side dormer extensions, together with changes to fenestration.		
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 total numbers of habitable remain unchanged as 7. A garage of dimensions 6.2m x 3.1m is proposed, which counts towards 0.5 parking provisions. Three driveway parking spaces are proposed.

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

The proposed driveway and garage provision can meet the council's parking requirements by utilising the existing dropped crossing, which are acceptable.

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

Conditions & Reasons (if required)

Date:	25/9/2025	Signed:	JP
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