

Date: 3 June 2025
Application: 251295



**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: 251295

Applicant: Mr Keith Warren

Site Address: 162a Nine Mile Ride, Finchampstead, Wokingham, RG40 4JA

Parish: Finchampstead

Grid Reference: Easting - 479401, Northing - 164760

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached garage including new fenestration.

Case Officer: James Fuller

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 251295. 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:	251295
Address:	162a Nine Mile Ride, Finchampstead, Wokingham, RG40 4JA.		
Proposal:	Householder application for the proposed erection of a detached garage including new 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

A Pre-application (Reference 250559) has been submitted prior to the formal planning application. The Highways have provided recommendation on a scheme involving front extension, which is not proposed in this submission, but a double garage is being proposed.

As the proposal does not involve extension and the proposed driveway will remain suitable for parking three cars by utilising the existing dropped crossing, it is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The proposed internal dimensions of the double garage are 5.9m wide x 4.9m long. Despite garage is not essential for complying with the council's parking standards, the proposed dimensions of garage do not fully meet the council's requirement for car parking. The WBC minimum sizes of a single garage for parking are 6m x 3m. A minimum of 6m driveway clearance shall be provided for vehicle manoeuvring at forwards gear when leaving the highway.

With a site width of 12.3m, such requirements could be marginally achievable for the site if the applicant intends to use the garage for car parking. The applicant shall confirm if the garage will be used for car parking, and if applicable, revise the dimensions and/or orientation of the proposed garage plan accordingly.

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

Conditions & Reasons (if required)			
Date:	4/6/2025	Signed:	JP