

Date: 3 March 2025
Application: 250474



**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: 250474

Applicant: Mr Ryan Kroonenburg

Site Address: 412a Finchampstead Road, Finchampstead, Wokingham, RG40 3RA

Parish: Finchampstead

Grid Reference: Easting - 479839, Northing - 164950

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side & rear extension plus replacement garage and storage.

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 250474. 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:	250474
Address:	412a Finchampstead Road, Finchampstead, Wokingham, RG40 3RA.		
Proposal:	Householder application for the proposed erection of a single storey side & rear extension plus replacement garage and storage.		
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 a previous planning approval 241009. The applicant confirms that the approved first floor plan of 241009 will be applied. The numbers of habitable rooms thus remain unchanged in the proposal. The existing driveway and parking spaces will be retained.

The existing garage of dimensions 2.8m x 9.9m will be replaced by a new garage of dimensions 3m x 5.7m. Despite garage is not essential for complying with the council's parking standards, the WBC minimum sizes of a single garage for parking are 6m x 3m. As both the existing and proposed garages do not fully meet the council's requirement for car parking, there will be no loss or gain of parking space.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

The new garage will remain suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	4/3/2025	Signed:	JP
--------------	----------	----------------	----