

Date: 3 July 2025
Application: 251274



**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: 251274

Applicant: Mr Peter Ayling

Site Address: Bracken Ridge, Heath Ride, Finchampstead, Wokingham, RG40 3QN

Parish: Finchampstead

Grid Reference: Easting - 480743, Northing - 164391

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension with 4 no. lantern rooflights, porch modification, recladding of first floor elevations and alterations to the eaves, removal of chimneys, installation of rooflight, changes to fenestration.

Case Officer: Claire Moore

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 251274. 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:	251274
Address:	Bracken Ridge, Heath Ride, Finchampstead, Wokingham, RG40 3QN.		
Proposal:	Householder application for the proposed erection of a single storey rear extension with 4 no. lantern rooflights, porch modification, recladding of first floor elevations and alterations to the eaves, removal of chimneys, installation of rooflight, 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 proposal will increase the numbers of habitable rooms from 9 to 10. The existing driveway and garage will be retained.

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

The 21m long driveway will have sufficient spaces for more than three driveway parking spaces, which is acceptable.

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

Conditions & Reasons (if required)

Date:	4/7/2025	Signed:	JP
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