

Date: 11 November 2024
Application: 242801



**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: 242801

Applicant: Mr & Mrs Randall

Site Address: 437 Finchampstead Road, Finchampstead, Wokingham, RG40 3RJ

Parish: Finchampstead

Grid Reference: Easting - 479621, Northing - 164766

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a car port to facilitate parking.

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 242801. 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:	242801
Address:	437 Finchampstead Road, Finchampstead, Wokingham, RG40 3RJ.		
Proposal:	Householder application for proposed erection of a car port to facilitate parking.		
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 involve the erection of a car port of dimensions circa 5.8m x 5.1m, which is of suitable dimensions for parking two cars. Two driveway parking spaces will also be retained.

According to the approval condition of planning application reference 192342, sufficient parking and turning spaces are required for three vehicles. The existing driveway and car port will have sufficient spaces for parking more than three vehicles by utilising the existing dropped crossing, which is acceptable.

A minimum of 6m driveway clearance is required for vehicle manoeuvring at forwards gear when leaving the highway. The proposed clearance between the new car port and the boundary treatment is approximately 9.4m, which will provide sufficient manoeuvring space.

Conditions & Reasons (if required)

Date:	13/11/2024	Signed:	JP
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