

Date: 9 May 2025
Application: 250827



**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: 250827

Applicant: Mr & Mrs Cooper

Site Address: 287 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS

Parish: Finchampstead

Grid Reference: Easting - 480613, Northing - 165035

Type of Development: Other Householder

Proposal: Householder application for proposed raising of the roof to create habitable accommodation alongside the insertion of 1 No. chimney and changes to fenestration. Followed by the demolition of the existing conservatory.

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 250827. 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:	250827
Address:	287 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS.		
Proposal:	Householder application for proposed raising of the roof to create habitable accommodation alongside the insertion of 1 No. chimney and changes to fenestration. Followed by the demolition of the existing conservatory.		
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 rooms will remain unchanged as seven. The existing garage is retained, and three driveway parking spaces are proposed within the red line. The proposed driveway will have ample spaces for parking spaces of suitable dimensions 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.

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

Conditions & Reasons (if required)

Date:	12/5/2025	Signed:	JP
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