

Date: 13 May 2025
Application: 251130



WOKINGHAM BOROUGH COUNCIL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear ,

Householder Consultation

Application Number: 251130

Applicant: Mr & Mrs Sowerby

Site Address: The Herl, Gorse Ride South, Finchampstead, Wokingham, RG40 4EH

Parish: Finchampstead

Grid Reference: Easting - 479399, Northing - 164850

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey rear extension and partial conversion of existing garage into habitable space along with changes to 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 251130. 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:	OB		
Service		App No:	251130
Address:	The Herl, Gorse Ride South, Finchampstead, Wokingham, RG40 4EH.		
Proposal:	Householder application for the proposed single storey rear extension and partial conversion of existing garage into habitable space along with 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

Proposed plan will include the garage to be half converted into an additional habitable room bringing the total to 8. There is sufficient space to park more than 3 vehicles on the driveway, according to the drawings, therefore driveway parking will meet the council's current standards.

The proposed garage conversion does not meet the council's requirements for parking a car, however the remaining driveway parking is considered acceptable. In addition the existing garage does not meet the council's standards and as such there is no significant loss of parking.

Conditions & Reasons (if required)

ANNEXE/OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking.

Date:	21/05/2025	Signed:	OB
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