

Date: 31 July 2025
Application: 251746



**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: 251746

Applicant: MR AND MRS SIMON AND GAIL WELLS

Site Address: 289 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS

Parish: Finchampstead

Grid Reference: Easting - 480666, Northing - 165046

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two-storey side extension, first-floor rear extension, and single-storey rear extension incorporating two roof lanterns and a rooflight, alongside external alterations including black cladding panels and changes to fenestration, following demolition of the existing garage and utility room.

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 251746. 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:	251746
Address:	289 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS.		
Proposal:	Householder application for the proposed erection of a two-storey side extension, first-floor rear extension, and single-storey rear extension incorporating two roof lanterns and a rooflight, alongside external alterations including black cladding panels and changes to fenestration, following demolition of the existing garage and utility room.		
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 applicant proposes to increase the numbers of habitable rooms from 5 to 10. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Two driveway parking spaces and a garage parking is proposed within the red line.

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

While the internal dimensions of the existing garage cannot be identified from the submission, the proposed driveway will have sufficient spaces to accommodate three or more parking of suitable dimensions, which is acceptable.

Direct access to the rear garden is retained and remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	1/8/2025	Signed:	JP
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