

**Date:** 8 June 2026  
**Application:** 261333



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear WBC Highways,

**Full Planning Approval Consultation**

**Application Number:** 261333

**Applicant:** Mrs Emma McKay

**Site Address:** 5 Tickenor Drive, Finchampstead, Wokingham, RG40 4UD

**Parish:** Finchampstead

**Grid Reference:** Easting - 479863, Northing - 165430

**Type of Development:** Minor All other developments

**Proposal:** Full application for the proposed erection of 1 no. detached outbuilding to be used to operate a dog grooming business.

**Case Officer:** Annabelle Jones

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 261333. 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 requested from the case officer.

Your observations are required in respect of this application by **29 June 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                         |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                      |                |        |
| <b>Service</b>              | WBC Highways                                                                                                            | <b>App No:</b> | 261333 |
| <b>Address:</b>             | 5 Tickenor Drive, Finchampstead, Wokingham, RG40 4UD.                                                                   |                |        |
| <b>Proposal:</b>            | Full application for the proposed erection of 1 no. detached outbuilding to be used to operate a dog grooming business. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                            |                |        |
| <b>Site Visit Made:</b>     | 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 operate an appointment-only, short-stay dog grooming business at the proposed outbuilding in the rear garden. The business will have no employees and one client at a time. Unallocated parking spaces are allocated adjacent to the site.

In view of the proposed scale and operations details provided, the Highways Authority has no objection to the proposal.

If there are substantial changes regarding the proposed operations of the proposal, the Highways shall be reconsulted.

## Conditions & Reasons (if required)

1. 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

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 19/6/2026 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|