

Date: 10 June 2026
Application: 261375



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: 261375

Applicant: Mrs Anika Patel

Site Address: 14 Booth Drive, Finchampstead, Wokingham, RG40 4HL

Parish: Finchampstead

Grid Reference: Easting - 479370, Northing - 166114

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion forming living accommodation and changes to fenestration.

Case Officer: Kellen Hamilton

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 261375. 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 **1 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261375
Address:	14 Booth Drive, Finchampstead, Wokingham, RG40 4HL.		
Proposal:	Householder application for the proposed garage conversion forming living accommodation and 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

While the total numbers of habitable rooms cannot be identified from the submission, there will be two additional habitable room on the ground floor. Four driveway parking is proposed within the red line.

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

While the Highways Authority is uncertain if the two parking spaces in front of the living room can be provided with the existing boundary treatment, the existing driveway has sufficient spaces for at least three driveway parking, which can meet the council's parking requirement.

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

Conditions & Reasons (if required)

Date:	19/6/2026	Signed:	JP
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