

Date: 26 September 2024
Application: 242161



**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: 242161

Applicant: Mr & Mrs Kulczynski

Site Address: 23b Pine Drive, Finchampstead, Wokingham, RG40 3LD

Parish: Finchampstead

Grid Reference: Easting - 480180, Northing - 165270

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey rear extension following the demolition of the conservatory.

Case Officer: Victoria Morgan

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 242161. 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:	242161
Address:	23b Pine Drive, Finchampstead, Wokingham, RG40 3LD.		
Proposal:	Householder application for the proposed two storey rear extension following the demolition of the 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 site is in relation to a Pre-application Reference 241591 for the detached garage, but this proposal is irrelevant to the pre-application submission.

The proposal will reduce the numbers of habitable from 9 to 8. Three existing driveway parking spaces will be retained within the red line. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

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

Conditions & Reasons (if required)

Date:	26/9/2024	Signed:	JP
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