

Date: 27 May 2025
Application: 251238



WOKINGHAM BOROUGH COUNCIL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear ,

Householder Consultation

Application Number: 251238

Applicant: Mr and Mrs Andrew Squire

Site Address: 59 McCarthy Way, Finchampstead, Wokingham, RG40 4UA

Parish: Finchampstead

Grid Reference: Easting - 479673, Northing - 165734

Type of Development: Other Householder

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

Case Officer:

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 251238. 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:	251238
Address:	59 Mccarthy Way, Finchampstead, Wokingham, RG40 4UA.		
Proposal:	Householder application for the proposed single storey rear extension following demolition of the existing 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

- While the total numbers of habitable rooms cannot be identified, the extension will increase the numbers of habitable room by one and the development will require up to three parking within the red line boundary depends on the total numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.
- The Highways can accept absolute minimum dimensions of 4.8m x 2.4m for car parking space to avoid any vehicle overhanging on public highways.
- The driveway will have sufficient spaces for three parking of dimensions 4.8m x 2.4m by utilising the existing dropped crossing, which is acceptable.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:		Signed:	
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