

Date: 15 April 2025
Application: 250602



**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: 250602

Applicant: Ed & Benedetta Nottingham & Brazzini

Site Address: Primrose Cottage, Fleet Hill, Finchampstead, Wokingham, RG40 4LH

Parish: Finchampstead

Grid Reference: Easting - 477931, Northing - 163212

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey side extension of existing garage to create habitable accommodation ancillary to the existing dwelling. (Retrospective)

Case Officer: Cameron Young

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 250602. 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:	250602
Address:	Primrose Cottage, Fleet Hill, Finchampstead, Wokingham, RG40 4LH.		
Proposal:	Householder application for the proposed single storey side extension of existing garage to create habitable accommodation ancillary to the existing dwelling. (Retrospective)		
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, the proposal will form an additional habitable room ancillary to the main dwelling. As the existing and proposed garages do not fully meet the council's requirement for car parking, there will be no gain or loss of garage parking space.

According to the WBC Car Parking Standards, the demand of parking for residential dwelling is subject to the numbers of habitable rooms. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway has ample spaces to accommodate more than four cars, which is acceptable.

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

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: 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

Date:	22/4/2025	Signed:	JP
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