

Date: 18 November 2024
Application: 242639



**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: 242639

Applicant: Mr Arex Kulczynski

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

Parish: Finchampstead

Grid Reference: Easting - 480160, Northing - 165260

Type of Development: Other Householder

Proposal: Householder application for proposed raising of the detached garage roof and eaves to facilitate first floor habitable accommodation including the erection of 1 No dormer and external enclosed staircase.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 242639.

The new details are as follows: **Revised plans received with both Velux roof lights obscured glazed and non-openable.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Cameron Young.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Cameron Young
Service	WBC Highways	App No:	242639
Address:	23B Pine Drive, Finchampstead, Wokingham, RG40 3LD.		
Type of Development:	Other Householder		
Proposal:	Householder application for proposed raising of the detached garage roof and eaves to facilitate first floor habitable accommodation including the erection of 1 No dormer and external enclosed staircase.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The revised plan will not lead to additional highway impacts. The Highways have no further comments on the proposal.

The recommended conditions in the previous HDC memo dated 18th October 2024 shall be retained and are recapped below.

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:	19/11/2024	Signed:	JP
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