

Date: 26 March 2025
Application: 250670



WOKINGHAM BOROUGH COUNCIL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear ,

Householder Consultation

Application Number: 250670

Applicant: MR M DYMENT

Site Address: Oak Manor, Heath Ride, Finchampstead, Wokingham, RG40 3QE

Parish: Finchampstead

Grid Reference: Easting - 480224, Northing - 164784

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey side extension, single storey rear extension and front porch.

Case Officer: James Fuller

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 250670. 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		App No:	250670
Address:	Oak Manor, Heath Ride, Finchampstead, Wokingham, RG40 3QE.		
Proposal:	Householder application for the proposed two storey side extension, single storey rear extension and front porch.		
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 proposal will increase the numbers of habitable rooms from 7 to 9. Two driveway parking and two garage parking are proposed on the parking plan.

According to the WBC Car Parking Standards, the development of such scale in Village location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The WBC minimum sizes of a single garage for parking are 6m x 3m.

As both the existing and proposed garage do not fully meet the council's requirement for car parking, there will be no gain or loss of parking space. In addition, one of the garage parking are proposed within the playroom, which is not acceptable.

The Highways recommend the applicant to increase the length of the garage to a minimum of 6m long, to provide an additional 0.5 allocated space.

Direct access to the rear garden, cycle store or garage of suitable sizes (7m x 3m) shall be indicated for cycle storage. It will be conditioned if the cycle parking details are not provided in this proposal.

Conditions & Reasons (if required)

Date:	27/3/2025	Signed:	JP
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