

Date: 17 December 2025
Application: 252856



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: 252856

Applicant: Mr & Mrs Haider

Site Address: 297 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NL

Parish: Finchampstead

Grid Reference: Easting - 480795, Northing - 165070

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of 1no. detached outbuilding to form an annex.

Case Officer: Kellen Hamilton

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 252856. 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 requested from the case officer.

Your observations are required in respect of this application by **10 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	252856
Address:	297 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NL.		
Proposal:	Householder application for the proposed erection of 1no. detached outbuilding to form an annex.		
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 proposed development is for the conversion of the double car garage (under construction, application no. 223385) to an ancillary annex with three habitable rooms.

The double garage was associated with application no. 223385 which was approved in 2023 for the *“householder application for the proposed erection of double detached garage”* subject to several conditions, one of which stated that parking and turning space shall be retained and maintained in accordance with the approved details.

The proposed development would result in twelve total habitable rooms in the dwelling and annex. In accordance with WBC parking standards, this warrants parking provision of three car parking spaces with minimum dimensions of 2.5m x 5.0m. The applicant has provided a parking plan indicating this, which is acceptable.

As the direct access to the rear garden is retained, it remains suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

1. ANNEXE TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: ANNEXE) 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:	06.01.26	Signed:	JP [LS]
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