

Date: 15 July 2025
Application: 251227



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: 251227

Applicant: Mr Erik Badarello

Site Address: 282 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT

Parish: Finchampstead

Grid Reference: Easting - 480633, Northing - 164967

Type of Development: Other Householder

Proposal: Householder application for the proposed raising and modification of the roof to create additional first floor accommodation forming a hip to gable extension with 3no. dormers, installation of roof lights and 12no. solar panels along with changes to fenestration following demolition of existing side extension and attached garage.

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 251227. 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:	251227
Address:	282 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT.		
Proposal:	Householder application for the proposed raising and modification of the roof to create additional first floor accommodation forming a hip to gable extension with 3no. dormers, installation of roof lights and 12no. solar panels along with changes to fenestration following demolition of existing side extension and attached garage.		
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 applicant proposes to increase the numbers of habitable rooms from 4 to 6. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of parking space. Three driveway parking spaces are proposed within the red line.

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed three driveway parking spaces meet the council's parking requirement, which is acceptable.

The proposed 1.1m wide direct access to the rear garden is suitable for cycle storage, which is acceptable.

Conditions & Reasons (if required)

Date:	16/7/2025	Signed:	JP
--------------	-----------	----------------	----