

Date: 22 August 2025
Application: 251758



**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,

Variation/Removal of Condition Consultation

Application Number: 251758

Applicant: Mr & Mrs Evans

Site Address: 145 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG

Parish: Wokingham Town

Grid Reference: Easting - 479362, Northing - 166496

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary conditions 2, 5 and 6 of planning consent 240972 for the proposed erection of a new replacement dwelling and garage. Following demolition of existing residential dwelling. Condition 2 refers to the approved details, 5 to tree protection and 6 to landscaping, and the variation is to alter the design of the dwelling, make the garage into a detached structure and to update tree protection and landscaping details in accordance with this.

Case Officer: Tariq Bailey-Biggs

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 251758. 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 **13 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251758
Address:	145 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Application to vary conditions 2, 5 and 6 of planning consent 240972 for the proposed erection of a new replacement dwelling and garage. Following demolition of existing residential dwelling. Condition 2 refers to the approved details, 5 to tree protection and 6 to landscaping, and the variation is to alter the design of the dwelling, make the garage into a detached structure and to update tree protection and landscaping details in accordance with this.		
Type of Development:	Minor Dwellings (1-9)		
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 seeks consent for varying conditions 2, 5, and 6 of Planning Application Reference 240972 to alter the design of dwelling and garage. This memo responds on the sections of submission related to highway grounds.

Condition 2 – Approved details

There will be no net increase the total numbers of habitable rooms. The proposed garage of dimensions 6.1m x 6m can fully meet the council's requirement for parking two cars, which is acceptable.

While the proposed parking and turning head are amended, the proposed driveway will have ample spaces to accommodate more than three parking spaces.

It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

Condition 6 – Landscaping

The applicant is reminded that any landscaping within the existing/required visibility splays would need to be maintained to be less than 0.6m.

Conditions & Reasons (if required)

Date:	22/8/2025	Signed:	JP
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