

Date: 29 September 2025
Application: 251912



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 251912

Applicant: Mr Jinder Rahi

Site Address: Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ

Parish: Finchampstead

Grid Reference: Easting - 480869, Northing - 164660

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling with 2 no. carports, front wall and entrance gates and associated landscaping, following demolition of the existing dwelling and outbuildings.

Case Officer: Claire Moore

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 251912. 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 **20 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251912
Address:	Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling with 2 no. carports, front wall and entrance gates and associated landscaping, following demolition of the existing dwelling and outbuildings.		
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

General

A Pre-application (Reference 250884) has been submitted prior to the formal planning application. The Highways have provided recommendations based on a similar scheme for the main dwelling, but the garden annexe is no longer relevant to this proposal.

The applicant proposes to replace the existing dwelling and outbuildings to a new dwelling and two double carports. There is no net increase in the total numbers of habitable rooms. The proposal also involves erection of 2m high wall and gates.

Traffic Impacts

No additional traffic impact is anticipated from the replacement of dwelling.

Sustainability

In view of the site is already in use for the existing dwelling, Highways have no objection on site sustainability for the replacement of dwelling.

Access

The existing private drive off Heath Ride will be retained, which is acceptable.

The applicant has also proposed to alter the existing boundary treatment by erection of 2m high wall and gates. Given Heath Ride is a private road, the proposed gates will be offset from the carriageway by at least 5m and the existing visibility splays can be retained upon the wall to be erected, the proposed boundary treatment is acceptable.

As the new dwelling has a larger building footprint which the furthest point of the dwelling is situated circa 86m away from the carriageway, the applicant has to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear to within 40m reach to the furthest point of dwelling. The council has adopted the following dimensions for fire tenders:



DB32 Fire Appliance	
Overall Length	8.680m
Overall Width	2.180m
Overall Body Height	3.452m
Min Body Ground Clearance	0.337m
Max Track Width	2.121m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	7.910m

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location will generally 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. A minimum of 6m driveway clearance between the garage/carport and any obstruction shall be provided for vehicle manoeuvring at forwards gear when leaving the highway.

Two single garages of dimensions 7m x 3.6m are proposed, which contribute to 1 allocated space. Meanwhile, two double carports opening all four sides, each of dimensions 12m x 3m are proposed, contributing to 4 additional allocated spaces.

The proposed parking provisions can meet the council's parking requirement, which is acceptable. Whenever applicable, the applicant may have to convert part of the proposed landscaping in front of the proposed carports (preferably to a minimum of 6m driveway clearance) to facilitate the manoeuvring.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). This shall be indicated on a plan.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocation will be required for dwelling with 6+ habitable rooms.

Two single garages of dimensions 7m x 3.6m and direct accesses to the rear garden are proposed, which are considered suitable for cycle storage.

Refuse Collection Strategy

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point.

As the proposed development is accessed through the existing private drive along a private road Heath Ride, and the proposed bin store is circa 50m from the kerbside of Heath Ride, the applicant is required to confirm if the existing refuse collection arrangement remains suitable for the proposed dwelling.

Conditions & Reasons (if required)

Date:	30/9/2025	Signed:	JP
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