

Date: 17 July 2025
Application: 251632



**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,

Permission In Principle Consultation

Application Number: 251632

Applicant: Mr Chris Howell

Site Address: Land at St Sebastian's Close, Nine Mile Ride, Berkshire

Parish: Wokingham Without

Grid Reference: Easting - 482326, Northing - 165452

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for erection of a residential dwelling, detached carport and access.

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 251632. 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:	AC		
Service	WBC Highways	App No:	251632
Address:	Land at St Sebastian's Close, Nine Mile Ride, Berkshire.		
Proposal:	Permission in principle application for erection of a residential dwelling, detached carport and access.		
Type of Development:	Minor Dwellings (1-9) PiP		
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

Location

A development of 6 dwellings (ref 240768), which includes the application site, was refused and dismissed at appeal. The Inspector's decision stated that the site is not in a suitable location for the development proposed.

Highways request clarification from the planning officer if this would still apply to a single dwelling, which is a reduced scale and would generate fewer movements (including a reduced reliance on private vehicles).

Date:	17/7/25	Signed:	AC
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