

Date: 15 October 2025
Application: 252455



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 252455

Applicant: Mr & Mrs Westell

Site Address: The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH

Parish: Finchampstead

Grid Reference: Easting - 480999, Northing - 162860

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus car port following demolition of existing dwelling and outbuildings.

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 252455. 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 **5 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252455
Address:	The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH.		
Proposal:	Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus car port following demolition of 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

The site is in relation to an approved planning application (Ref. 080621), a pre-application consultation for a similar scheme (Ref. 242731) and a planning refusal (Ref. 251135) for replacement of dwelling with 10 habitable rooms and a new carport, which have no objection on highway grounds.

This proposal is a revision of the refused application with the same total numbers of habitable rooms and parking provisions.

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 dwelling.

Access and Manoeuvring

The existing site access via Drift Lane is retained. As the access point will be retained, the Highways assume existing arrangement for emergency services to be retained, which is acceptable.

Meanwhile, as Drift Lane is not adopted highway, the applicant shall include the access to Drift Lane in the proposed red line.

Parking

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

A double carport of dimensions 6.5m x 6.75m and two driveway parking spaces are proposed within the red line, which are acceptable.

EV Charging Points

Each new dwelling is expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S).

The proposed EVCP adjacent to the carport is welcomed.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocations are required per dwelling with 6+ habitable rooms.

The Highways recommend indicating a secured and covered cycle store of appropriate sizes on the site plan, which can accommodate at least three cycles.

Alternatively, the retainment of direct access to the rear garden for cycle storage can also be acceptable.

Refuse Collection Strategy

The site access road is a private road. As the proposed development will be accessed through the existing access road, the Highways expect the existing collection will be retained.

Conditions & Reasons (if required)

Subject to the revised red line to connect with Drift Lane, the Highways will have no objection to the proposal subject to condition:

1. CF6 - PARKING AND TURNING (AS APPROVED)

Date:	28/10/2025	Signed:	JP
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