

**Date:** 24 March 2026  
**Application:** 251712



**WOKINGHAM  
BOROUGH COUNCIL**

SDL Highways

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Development Management &  
Compliance

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear SDL Highways,

**Full Planning Approval Consultation**

**Application Number:** 251712

**Applicant:** Jo Murphy

**Site Address:** Land south of Wistaria Cottage, Church Lane and East of Basingstoke Road, Three Mile Cross

**Parish:** Shinfield

**Grid Reference:** Easting - 471541, Northing - 167801

**Type of Development:** Minor All other developments

**Proposal:** Full application for the proposed erection of a new single storey detached garage following demolition of the existing garage.

**Case Officer:** Abi Peacock

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 251712. 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 **16 April 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                |                |        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP [TH]                                                                                                                        |                |        |
| <b>Service</b>              | SDL Highways                                                                                                                   | <b>App No:</b> | 251712 |
| <b>Address:</b>             | Land south of Wistaria Cottage, Church Lane and East of Basingstoke Road, Three Mile Cross.                                    |                |        |
| <b>Proposal:</b>            | Full application for the proposed erection of a new single storey detached garage following demolition of the existing garage. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                                   |                |        |
| <b>Site Visit Made:</b>     | <del>Yes</del> /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 proposals are for the erection of a single storey garage following the demolition of the existing garage. Permission was previously granted for the scheme (ref: 211173), but this has since expired. The previous conditions and informatives remain relevant for this proposal.

The access has approval (ref: 130162) as part of the Church Lane / Basingstoke Road improvement works.

### Car Parking

WBC require a garage intended for car parking to be 6.0m x 3.0m, and a garage intended for car and cycle parking to be 7.0m x 3.0m.

The proposed dimensions of 6.3m x 3.2m is suitable for car parking.

## Conditions & Reasons (if required)

- Access to be provided – No building shall be occupied until the access has been constructed in accordance with the approved plans.  
*Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

2. Informative: This is part of a s278 work for Church Lane Signals

|              |          |                |         |
|--------------|----------|----------------|---------|
| <b>Date:</b> | 07.04.26 | <b>Signed:</b> | JP [TH] |
|--------------|----------|----------------|---------|