

Date: 12 August 2026
Application: 261747



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 261747

Applicant: Mr Michael Joyce

Site Address: Rushmere Lodge, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB

Parish: Finchampstead

Grid Reference: Easting - 477787, Northing - 164849

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of side extension, first floor dormer extension. Alterations to the oil tank, replacement of fence, installation of sewage treatment works, access, car parking and landscaping.

Case Officer: Cameron Young

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 261747. 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 **3 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261747
Address:	Rushmere Lodge, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB.		
Proposal:	Householder application for the proposed erection of side extension, first floor dormer extension. Alterations to the oil tank, replacement of fence, installation of sewage treatment works, access, car parking and landscaping.		
Type of Development:	Other Householder		
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 proposes to increase the total numbers of habitable rooms from 6 to 10, to remove the existing carport of 7.3m x 3m, and to replace the existing garage (5.5m x 2.6m) with a proposed garage (at least 6m x 3.7m).

The site is accessed via a private road off Nine Mile Ride, so the LHA has no comment to the alteration of access.

It is relevant to note that it is a resubmission of previous approved application 210298, with the same site plan and floor plan. In this instance, the Highways Authority has no objection in principle for the resubmission of proposal.

However, the LHA is also aware that the submitted site plan / block plan has not reflect the three parking spaces agreed in 210298. The applicant is expected to indicate the parking arrangement in relation to the proposed driveway and access arrangement in this proposal or when discharging planning condition.

Conditions & Reasons (if required)

1. CF5 - PARKING AND TURNING (TO BE APPROVED)

Date:	28/8/2026	Signed:	JP
--------------	-----------	----------------	----