

Date: 14 May 2025
Application: 251135



**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,

Full Planning Approval Consultation

Application Number: 251135

Applicant: Mr & Mrs Westell

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

Parish: Finchampstead

Grid Reference: Easting - 481008, Northing - 162860

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached self- build dwelling and carport with associated landscaping following demolition of the 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 251135. 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:	JP		
Service	WBC Highways	App No:	251135
Address:	The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH.		
Proposal:	Full application for the proposed erection of 1 no. detached self-build dwelling and carport with 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

The site is in relation to an approved planning application (Ref. 080621) and a pre-application consultation for a similar scheme (Ref. 242731). This proposal will replace the existing dwelling and outbuildings with the proposed dwelling with 10 habitable rooms and a new carport of dimensions 6.75m x 6.75m.

No additional traffic impact will be anticipated from the replacement of dwelling.

Sustainability

In view of the site is already in use for the existing dwelling, Highways will 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 and the proposed turning area will likely be sufficient for emergency vehicles to manoeuvre, the Highways assume existing 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 6.75m x 6.75m and two driveway parking spaces are proposed within the red line, which are acceptable.

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).

The proposed EVCP adjacent to the carport is welcomed.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocation will be required per dwelling with 6+ habitable rooms. The Highways will 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. CF4 - PARKING (AS APPROVED)

Date:	16/5/2025	Signed:	JP
--------------	-----------	----------------	----