

Date: 7 April 2025
Application: 250516



**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,

Outline Planning Approval Consultation

Application Number: 250516

Applicant: Mrs Elizabeth Marlow

Site Address: 78 Barkham Ride, Finchampstead, Wokingham, RG40 4ET

Parish: Finchampstead

Grid Reference: Easting - 479303, Northing - 165454

Type of Development: Minor Dwellings (1-9)

Proposal: Outline application for the proposed erection of 1 no. detached four bedroom dwelling with associated landscaping, following demolition of outbuildings and part demolition of the existing double garage of no. 78 Barkham Ride. (All matters reserved except for means of access.)

Case Officer: Kieran Neumann

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 250516. 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:	250516
Address:	78 Barkham Ride, Finchampstead, Wokingham, RG40 4ET.		
Proposal:	Outline application for the proposed erection of 1 no. detached four bedroom dwelling with associated landscaping, following demolition of outbuildings and part demolition of the existing double garage of no. 78 Barkham Ride. (All matters reserved except for means of access.)		
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 Highways understand this proposal is an outline application for replacing the existing outbuildings and garage with a new dwelling, for all matters reserved except for means of access. The site is accessed via the shared private drive off Barkham Ride.

The traffic generated from one new dwelling is unlikely to have significant impacts on the wider highway network.

Sustainability

As the site is currently functioned as general amenity and parking area to the existing house of 78 Barkham Ride, Highways have no objection on site sustainability for the proposal.

Access

The existing private drive off Barkham Ride will be utilised.

Independent access and parking are required for all independent residential properties, so that the shared drive off Barkham Ride shall always be kept clear from obstruction and parking.

In this outline application, the applicant is required to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear to within 40m reach to the furthest point of the dwelling. The council has adopted the following dimensions for fire tenders:



DB32 Fire Appliance	
Overall Length	8.680m
Overall Width	2.180m
Overall Body Height	3.452m
Min Body Ground Clearance	0.337m
Max Track Width	2.121m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	7.910m

Other details of the access and turning area shall be provided in the reserve matters stage.

Parking

Parking provisions shall be assessed in accordance with the WBC Parking Standards by the total numbers of habitable rooms. Given the proposed dwellings will have four bedrooms, the development of such scale as in Urban location will require three parking spaces within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. If garage will be proposed, the WBC minimum sizes of a single garage for parking are 6m x 3m.

Three allocated parking spaces are proposed for the new dwelling, which is acceptable. However, to ensure the parking provisions will not obstruct the independent access and parking of neighbouring properties, the applicant is required to clarify the position of the parking for the existing dwelling and the proposed parking for the new dwelling.

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 applicant confirm theses will be provided for each plot, which is welcomed. EVCP shall be indicated on a plan in the reserved matters stage.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocation will be required per dwelling with 6+ habitable rooms.

The applicant shall indicate direct access to the rear garden, cycle store or garage of suitable sizes for cycle storage on the plan in the reserved matters stage. If the garages will be used to accommodate both the cars and cycles, the sizes of each garage space shall be increased to 7m x 3m.

Refuse Collection Strategy

As the proposed development will be accessed through the existing private drive, the applicant shall confirm if the existing refuse collection arrangement will remain applicable for the new dwelling.

Conditions & Reasons (if required)			
Date:	8/4/2025	Signed:	JP