

Date: 2 July 2025
Application: 251546



**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,

Discharge of condition Consultation

Application Number: 251546

Applicant: Mr Nathan Craker

Site Address: 238 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD

Parish: Finchampstead

Grid Reference: Easting - 480157, Northing - 164784

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning approval 250655 dated 19.06.2025. Condition 3 relates to bicycle storage and parking; 6 to hard and soft landscape works, 9 to materials, 10 to Air Source Heat Pumps, 16 to bin storage.

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 251546. 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:	251546
Address:	238 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 250655 dated 19.06.2025. Condition 3 relates to bicycle storage and parking; 6 to hard and soft landscape works, 9 to materials, 10 to Air Source Heat Pumps, 16 to bin storage.		
Type of Development:			
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**

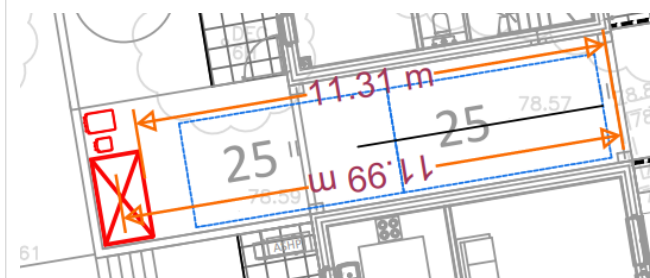
Comments On Proposal

The Highways received the revised submissions to address to the Highways responses dated 3rd July 2025.

Condition 3 – Bicycle Storage and Parking

The Highways have reviewed the specification of the proposed cycle shed, which is acceptable. The proposed positions for Plots 17-21 are aligned with the approved drawing, which are acceptable.

However, the arrangements for Plots 22-25 are still being concerned. The WBC minimum recommended dimensions of a single carport and garage for parking are 6m x 3m. If any garage(s) will be used for both car parking and (cycle) storage, the sizes of each garage space shall be increased to 7m x 3m, and such recommended dimensions are also expected for carports.



Therefore, the minimum recommended length for parking:
1 carport parking (with cycle storage) + 1 driveway parking = 7m + 5m = 12m

It is relevant to note that the proposed cycle shed is a physical structure and required additional space for the doors of shed to be opened. The applicant is advised to provide the cycle sheds at the positions as approved in the reserved matters application 250655.

Condition 4 – Parking Management Plan

The Highways are content with the submitted Parking Management Plan, and have no objection to discharge this condition.

Condition 16 – Bin Storage

The proposed positions for Plots 17-21 are aligned with the approved drawing, which are acceptable.

However, as explained earlier under ‘Condition 3 – Bicycle Storage and Parking’, the applicant is advised to provide the bin stores at the positions as approved in the reserved matters application 250655 for the proposed positions for Plots 11-16, 22-25. This can also ensure that all dwellings are within the carrying distance for refuse collection as set out in MfS and as approved in planning ref. 250655.

The required dimensions of the bin stores shall be confirmed with the council’s Cleaner & Greener team.

Conditions & Reasons (if required)			
Date:	10/7/2025	Signed:	JP