

Date: 27 October 2025
Application: 252410



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 252410

Applicant: Mr Pete Abbott

Site Address: Wyse Hill Lodge, The Village, Finchampstead, Wokingham, RG40 4JR

Parish: Finchampstead

Grid Reference: Easting - 479157, Northing - 163131

Type of Development: Other Change of Use

Proposal: Full application for the change of use of land to residential garden plus the associated erection of boundary fencing. (Retrospective)

Case Officer: Marcus Hillman

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 252410. 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 **17 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252410
Address:	Wyse Hill Lodge, The Village, Finchampstead, Wokingham, RG40 4JR.		
Proposal:	Full application for the change of use of land to residential garden plus the associated erection of boundary fencing. (Retrospective)		
Type of Development:	Other Change of Use		
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 site is subject to an allowed appeal (Planning Application Ref: 250414) for creation of a new access onto the B3348.

The applicant proposes to extend the existing residential garden and erect a boundary fencing. The proposal will not affect the existing parking provision.

However, the applicant is expected to clarify if the existing access along the eastern boundary will be retained for vehicular access.

- If so, the applicant is expected to assess no part of the proposed fencing and landscaping within the stopping sight visibility envelope. Any obstruction within the visibility splays would need to be maintained to be less than 0.6m.
- If not, the applicant is advised to confirm the access will be stopped up for vehicle movements.

Conditions & Reasons (if required)

Date:	3/11/2025	Signed:	JP
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