

Date: 27 May 2025
Application: 251223



**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: 251223

Applicant: Mr LEWIS GALLAGHER

Site Address: 121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG

Parish: Finchampstead

Grid Reference: Easting - 479327, Northing - 166217

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. dwelling, following demolition of existing dwelling and outbuildings.

Case Officer: Connie Davis

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 251223. 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:	251223
Address:	121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Full application for the proposed erection of 1no. dwelling, following demolition of 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

A Pre-application (Reference 242896) has been submitted prior to the formal planning application. The Highways have provided recommendations based on the submitted scheme for subdividing the site for one additional dwelling. The current proposal has been revised to replacement of dwelling.

The proposal involves demolishing existing double garage and replacing the existing dwelling with 6 habitable rooms to the proposed dwelling with 10 habitable rooms.

No additional traffic impact is anticipated from the replacement of dwelling.

Sustainability

In view of the site is already in use for the existing dwelling, Highways have no objection on site sustainability for the replacement of dwelling.

Access

The existing site access via Nash Grove Lane will be retained. A 3m wide gate will be installed, set back 6m from the edge of the carriageway, which is acceptable.

The building footprint will be set back, resulting in an enlarged driveway, which is expected to have no negative impact on the manoeuvring of emergency and servicing vehicles.

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three driveway parking for each dwelling within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The minimum sizes of a single garage for parking are 6m x 3m.

The driveway will have ample spaces for more than three parking, which is acceptable.

Despite the proposed double garage is not essential for complying with the council's parking standards, if the double garage will be used to park two cars, the Highways would recommend increasing the internal width of the garage to 6m.

EV Charging Points

One EVCP is proposed within the garage, which is acceptable.

Cycle Provisions

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

Cycle storage spaces are proposed within the double garage. However, if the garage will be used to accommodate both cars and cycles, the sizes of each garage space shall be increased to 6m x 4m / 7m x 3m. The applicant shall clarify if the proposed double garage will be used for two cars, if so, the dimensions of the double garage shall be 6m x 7m.

Refuse Collection Strategy

The site is accessed via a private road. The applicant shall confirm if the existing refuse collection servicing will be retained.

Summary

Subject to the confirmed details of garage and refuse collection arrangement, the Highways will have no objection to proposal.

Conditions & Reasons (if required)

Date:	29/5/2025	Signed:	JP
--------------	-----------	----------------	----