

Date: 9 March 2026
Application: 260401



**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: 260401

Applicant: Klara Ascot Limited

Site Address: Land to the south of 38 Finchampstead Road, Wokingham, RG40 2NN

Parish: Wokingham

Grid Reference: Easting - 480979, Northing - 168177

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling with associated parking, landscaping and drainage infrastructure.

Case Officer: Marcus Watts

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 260401. 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 **30 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260401
Address:	Land to the south of 38 Finchampstead Road, Wokingham, RG40 2NN.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling with associated parking, landscaping and drainage infrastructure.		
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 applicant proposes to erect a new dwelling with five habitable rooms at the wider site area of Ascot House.

The site is acceptable in terms of access to sustainable modes of travel. The site has good access to the local facilities, pedestrian and cycle network and public transport.

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

Access

The existing vehicle access of Ascot House onto Kendrick Close will be utilised. The pedestrian access will be from the A321 Finchampstead Road, which is acceptable.

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The applicant proposes to utilise the existing surface car park for shared use, but Drawing No. 201 states that those parking spaces are allocated. Clarification is needed.

The Highways are also aware that the proposed parking layout is differed from the latest approved plan in application no. 211020. The applicant shall clarify if the mentioned parking spaces are existing or proposed spaces and the nature of the existing parking spaces.

If the proposed dwelling will utilise the unallocated spaces or to convert existing parking to proposed allocated parking, the applicant is required to verify the existing parking utilisation and justify the sufficiency of parking of the wider site.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the Building Regulations (Approved Document S). This shall be indicated on the plan in the formal submission.

Cycle Provisions

According to the WBC Parking Standards, two cycle parking allocations will be required per dwelling with 5 habitable rooms.

The applicant proposed a cycle store in the rear garden, which is welcomed. However, the proposed dimensions of the cycle store is unlikely sufficient for storing two bikes. The dimensions of cycle storage shall be at least 2.0m in length by 0.9m wide to fit one bicycle, or larger for more than one bicycle.

Refuse Collection Strategy

Kerbside refuse collection arrangement will remain suitable for this site, which is acceptable.

The required area of the refuse collection point shall be confirmed with the council's Cleaner & Greener team.

Conditions & Reasons (if required)

Date:	17/3/2026	Signed:	JP
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