

Date: 7 March 2025
Application: 250518



**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,

Variation/Removal of Condition Consultation

Application Number: 250518

Applicant: Mr Nick Blair

Site Address: Paddock Farm, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB

Parish: Finchampstead

Grid Reference: Easting - 477862, Northing - 164629

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary condition 2 of planning consent 223032 for the erection of 2 no. detached, 5 bedroom dwellings with garages following the demolition of the existing two dwellings and associated outbuildings. Condition 2 refers to approved details and variation is allow the phasing of the development.

Case Officer: James Fuller

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 250518. 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:	250518
Address:	Paddock Farm, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB.		
Proposal:	Application to vary condition 2 of planning consent 223032 for the erection of 2 no. detached, 5 bedroom dwellings with garages following the demolition of the existing two dwellings and associated outbuildings. Condition 2 refers to approved details and variation is allow the phasing of the development.		
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

The proposal seeks consents for varying the approved details to include an additional Phasing Plan for Planning Application Reference 223032.

As stated in Condition 14, the provision of turning space is required prior to occupation. The proposed phasing plan shall ensure sufficient turning space for fire tender has been provided in Phase 1. The Highways would recommend the entire driveway to be delivered in Phase 1.

Conditions & Reasons (if required)

Date:	7/3/2025	Signed:	JP
--------------	----------	----------------	----