

Date: 12 January 2026
Application: 253161



**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,

PN Class Q Agri to Resi Consultation

Application Number: 253161

Applicant: EU Plants Ltd

Site Address: Manor Farm, Longwater Road, Finchampstead, Berkshire, RG40 3TS

Parish: Finchampstead

Grid Reference: Easting - 480064, Northing - 163333

Type of Development:

Proposal: Prior approval submission for proposed conversion of 2 no. agricultural barns to create 2 no. dwellings, with associated building operations.

Case Officer: Claire Moore

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 253161. 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 **2 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	253161
Address:	Manor Farm, Longwater Road, Finchampstead, Berkshire, RG40 3TS.		
Proposal:	Prior approval submission for proposed conversion of 2 no. agricultural barns to create 2 no. dwellings, with associated building operations.		
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

General

The site is in relation to an approved prior approval 250404 for PN Class Q. It is relevant to note that this proposal is an amendment to the previous consent, including cycle parking details being provided. This memo will not recap the sections with no further updates from the previous consent.

The proposal will convert two existing blocks of agricultural buildings to two dwellings with 4 and 3 numbers of habitable rooms (hereafter 'Barn B' and 'Barn C', respectively). The site is accessed via the private drive extended from Manor Barns Lane, which the red line and blue line do not connect with the existing public highways. Revision is required.

The key highways considerations for PN Class Q are transport and highways impact of the development.

Parking

According to the WBC Car Parking Standards, the development of such scale in Village location will require a minimum of three parking within the red line boundary, including an unallocated visitor space. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Four driveway parking spaces of dimensions 6m x 3m are proposed, which are acceptable. It is uncertain if the parking spaces are allocated or unallocated.

If any of the proposed parking will be allocated, the applicant shall label the proposed allocation of parking. Meanwhile, if both barns will be independent to each other, the applicant shall confirm independent access to parking spaces can be provided.

Cycle Parking

According to the WBC Parking Standards, one cycle parking allocation is required per house with 3 or less habitable rooms and two cycle parking allocation are required per house with 4 habitable rooms.

Two low level bike shed hoops are proposed for each dwelling. While these are welcomed, the applicant may wish to reconsider these to be provided in form of covered and secured provisions.

Conditions & Reasons (if required)

Date:	21/1/2026	Signed:	JP
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