



Wokingham Borough Council
Development Management And
Compliance
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref: 26/00119/ADJ
Case Officer: Alexander Ralph
Tel. No.: 01252 774129
planningadmin@hart.gov.uk
www.hart.gov.uk

3rd March 2026

PROPOSAL: Full application for the change of use of the building to a Patient Transport Service building (Use Class Sui Generis). (Retrospective) at Cousins House, 1-3 Reading Road, Finchampstead, Wokingham, RG27 0RP

AT
SITE LOCATION: Wokingham Borough Council Consultation, Miscellaneous Street, Internal,,,

Dear Wokingham Borough Council

THE SITE

The application site is located to the south of Reading Road. The site is accessed via a private lane off Yateley Road. The local area is comprised of a mixture of residential and commercial uses.

PROPOSAL

Full application for the change of use of the building to a Patient Transport Service building (Use Class Sui Generis). (Retrospective) at Cousins House, 1-3 Reading Road, Finchampstead, Wokingham, RG27 0RP.

The planning application is to be determined by Wokingham Borough Council (application reference 260120) but Hart District Council has been formally consulted for comments in line with normal planning procedure.

ASSESSMENT

The development site itself falls entirely within the neighbouring authority of Wokingham Borough Council. However the southern part of the red line associated with the site extends in proximity to the administrative boundary of Hart District Council.

Hart District Council does not object to the proposal, however it is noted that comments made by the occupier of a neighbouring property to Wokingham Borough Council relate to highway safety, which would have the potential to impact highway safety in Hart District. Sufficient information must be provided to establish whether there will be an unacceptable impact on highway safety, as the proposal has the potential to increase the volume of traffic on the local highway network.

Yours faithfully

Alexander Ralph
Place Services