

Date: 16 July 2026
Application: 261430



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 261430

Applicant: Mr and Mrs A Beasley

Site Address: 93 Reading Road, Finchampstead, Wokingham, RG40 4RD

Parish: Finchampstead

Grid Reference: Easting - 476932, Northing - 162955

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the retention of the existing bungalow pursuant to planning appeal APP/X0360/W/19/3223708 without complying with condition 10 requiring demolition of existing dwelling prior to occupation of the proposed dwelling, plus landscaping, removal of existing static caravan and associated works.

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 261430. 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 **6 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261430
Address:	93 Reading Road, Finchampstead, Wokingham, RG40 4RD.		
Proposal:	Full application for the retention of the existing bungalow pursuant to planning appeal APP/X0360/W/19/3223708 without complying with condition 10 requiring demolition of existing dwelling prior to occupation of the proposed dwelling, plus landscaping, removal of existing static caravan and associated works.		
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 applicant proposes to retain the existing dwelling to be removed under Condition 10 of application ref. 182633. Condition 10 is not conditioned in highway ground but to ensure that the character and appearance of the local area is protected and to accord with the terms of the proposal description.

The existing dwelling has four habitable rooms, and two parking spaces of 4.8m x 2.6m are proposed for existing dwelling off the private driveway. According to the WBC Car Parking Standards, each parking space shall have minimum dimensions of 5.0m x 2.5m. Revision is required.

The site access will be utilised as a shared access for two dwellings if the existing dwelling will be retained. The first 10m of access road will need to be built with a minimum width of 4.1m to accommodate two-way traffic. While the proposed access arrangement in Drawing No. 12893/01 does not comply to the council's requirement, it is relevant to note that the access road arrangement approved site plan (Drawing No. 17-104.BEA-03 F) is acceptable in principle. Revision is required.

Conditions & Reasons (if required)

Date:	3/8/2026	Signed:	JP
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