

Date: 26 September 2024
Application: 242440



**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,

Variation/Removal of Condition Consultation

Application Number: 242440

Applicant: Mrs Li

Site Address: Penny Wood, Hollybush Ride, Finchampstead, Wokingham, RG40 3QP

Parish: Finchampstead

Grid Reference: Easting - 481344, Northing - 164283

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary condition 2 of planning consent 183064 for the proposed erection of a replacement two storey dwelling, to include a detached garage, associated ancillary works and new gates and retention and reuse of existing vehicular access onto Hollybush Ride following demolition of existing dwelling. Condition 2 refers to the approved details and the variation is for changes to gates, fencing, driveway and landscaping, addition of pergolas and a patio, plus changes to the fenestration and external appearance of the dwelling and garage including an additional dormer and external staircase to the garage. (Retrospective)

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 242440. 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:	242440
Address:	Penny Wood, Hollybush Ride, Finchampstead, Wokingham, RG40 3QP.		
Proposal:	Application to vary condition 2 of planning consent 183064 for the proposed erection of a replacement two storey dwelling, to include a detached garage, associated ancillary works and new gates and retention and reuse of existing vehicular access onto Hollybush Ride following demolition of existing dwelling. Condition 2 refers to the approved details and the variation is for changes to gates, fencing, driveway and landscaping, addition of pergolas and a patio, plus changes to the fenestration and external appearance of the dwelling and garage including an additional dormer and external staircase to the garage. (Retrospective)		
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 seeks consent for varying condition 2 of Planning Application Reference 183064 for the proposed erection of a replacement two storey dwelling. The proposed changes are unlikely to induce highway impacts. The Highways have no objection to this proposal.

The applicant shall be reminded that the previous highways conditions (approval condition 6) will remain effective.

Conditions & Reasons (if required)

Date:	2/10/2024	Signed:	JP
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