

Date: 15 September 2025
Application: 252170



**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: 252170

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 the approved details, and the variation is for the addition of a balcony to Plot 2 instead of the approved Juliet balcony, and to include a phasing plan.

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 252170. 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 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252170
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 the approved details, and the variation is for the addition of a balcony to Plot 2 instead of the approved Juliet balcony, and to include a phasing plan.		
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 balcony to Plot 2 and to include a Phasing Plan for Planning Application Reference 223032.

No highway impacts are anticipated, and the Highways have no objection to the additional balcony.

As the proposal description includes phasing plan, the Highways would also like to recap our previous comments regarding the phasing plan for opportunity of improvement:

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:	16/9/2025	Signed:	JP
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