

Date: 21 July 2025
Application: 251450



**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,

Full Planning Approval Consultation

Application Number: 251450

Applicant: Mr & Mrs Jobson

Site Address: 353 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NH

Parish: Finchampstead

Grid Reference: Easting - 481205, Northing - 165139

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling following demolition of the existing dwelling, with associated landscaping and swimming pool.

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 251450. 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:	251450
Address:	353 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NH.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling following demolition of the existing dwelling, with associated landscaping and swimming pool.		
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

General

The applicant proposes to replacement the existing dwelling with six habitable rooms to a new dwelling with ten habitable rooms and an outdoor swimming pool. The existing garage of dimensions 5.4m x 2.4m will be removed. Four driveway parking of dimensions 4.8m x 2.4m are proposed.

No additional traffic impact will be anticipated from the replacement of dwelling.

Sustainability

In view of the site is already in use for the existing dwelling, Highways have no objection on site sustainability for the replacement of dwelling.

Access

The existing access onto Nine Mile Ride will be utilised, which is acceptable.

Parking

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

While the driveway will have sufficient space for at least three driveway parking, three of the proposed parking spaces are likely positioned on the front garden. The applicant is required to confirm if the front garden will be partially resurfaced with a

permeable and bonded material, and to ensure all proposed parking will be provided on hardstanding.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). This shall be indicated on a plan.

Cycle Provisions

The applicant confirms that the existing cycle facilities will remain as existing, which is acceptable.

Refuse Collection Strategy

Kerbside refuse collection arrangement remains suitable for this site, which is acceptable.

Conditions & Reasons (if required)

Date:	23/7/2025	Signed:	JP
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