

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 March 2026

Application Number: 260110

Location: 65 Barkham Ride, Finchampstead, Wokingham, RG40 4HA

Proposal: Householder application for the proposed installation of hardstanding to widen the existing access and driveway, plus erection of a replacement front boundary wall following removal of the existing wall.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered TQRQM26018171517331 received by the local planning authority on 22nd January 2026 and the Revised Proposed Elevation Plan received by the local planning authority on 25th March 2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Access surfacing

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

Informatives

1. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. - The area of hardstanding should be constructed using permeable materials, or otherwise drained to a permeable area within the curtilage, to ensure that surface water runoff rates and volumes are not increased.

- Surface water runoff should be managed on site and should not discharge onto the public highway or neighbouring land.

- Finished ground levels should be designed so as not to increase flood risk elsewhere, particularly given the local susceptibility to surface water and groundwater flooding.

- The replacement boundary wall should not obstruct existing overland flow routes or impede surface water drainage.

Recommendation and conditions/reasons agreed:



Date: 26/03/26

REMEMBER - The earliest date for a decision on this application is: **13 February 2026**