

Date: 11 March 2026
Application: 260117



**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: 260117

Applicant: EU Plants Ltd

Site Address: Manor Farm, Longwater Road, Finchampstead, Wokingham, RG40 3SE

Parish: Finchampstead

Grid Reference: Easting - 480029, Northing - 163321

Type of Development: Other Change of Use

Proposal: Full application for the proposed conversion of barn to 3no. residential dwellings and associated changes (C3).

Case Officer: Claire Moore

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 260117. 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 **1 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260117
Address:	Manor Farm, Longwater Road, Finchampstead, Wokingham, RG40 3SE.		
Proposal:	Full application for the proposed conversion of barn to 3no. residential dwellings and associated changes (C3).		
Type of Development:	Other Change of Use		
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 wider site is in relation to an approved prior approval 250404 for PN Class Q, which converts two blocks of agricultural buildings to two dwellings in 'Barn B' and 'Barn C'. This proposal involves conversion of 'Barn A' to three dwellings, one unit with three habitable rooms and two units with four habitable rooms.

The site is accessed via the private drive extended from Manor Barns Lane, which provides access to the B3016 Longwater Road.

Traffic Impacts

The traffic generated from the three dwellings are unlikely to have significant impacts on the wider highway network.

Access

The existing driveway will be retained and thus the Highways expect the existing sightline can be retained.

Independent access to parking of all three barns shall be available, and no parking shall obstruct the shared access road. The Highways have overlaid the parking arrangements approved in 250404 and proposed in this proposal, it is noted that the proposed parking will obstruct the access of at least one approved parking space(s). The proposed access road internal road arrangements are also slightly different,

which the proposed parking will obstruct the shared access road. Revisions are needed.



Subject to the confirmation / revision on the proposed internal road arrangement, the previous approved swept paths may remain relevant to this proposal.

Parking

According to the WBC Car Parking Standards, the development of such scale in Village location will require a minimum of four parking within the red line boundary (if all parking spaces are unallocated) or five to seven parking spaces including an unallocated visitor space (if allocated parking are provided). Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Six driveway parking spaces of dimensions 6m x 3m are proposed, which may be acceptable subject to the confirmation of the parking spaces to be allocated or unallocated.

If any of the proposed parking will be allocated, the applicant shall label the proposed allocation of parking. Meanwhile, as commented in 'Access' section, the proposed parking spaces that will obstruct the access of the approved parking are required to revised.

Cycle Parking

According to the WBC Parking Standards, one cycle parking allocation is required per house with 3 or less habitable rooms and two cycle parking allocation are required per house with 4 habitable rooms.

The applicant shall indicate cycle store of suitable sizes for cycle storage on the plan or when discharging the planning condition.

Refuse Collection Arrangement

Subject to the confirmation / revision on the proposed internal road arrangement, the previous approved swept paths may remain relevant to this proposal.

Conditions & Reasons (if required)

Date:	18/3/2026	Signed:	JP
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