

Date: 29 July 2026
Application: 261530



**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: 261530

Applicant: Mr P Knight

Site Address: Springwood House, The Ridges, Finchampstead, Wokingham, RG40 3TA

Parish: Finchampstead

Grid Reference: Easting - 480391, Northing - 163448

Type of Development: Minor All other developments

Proposal: Full application for the erection of 2no. buildings for storage of domestic grounds maintenance equipment, associated hard surfacing and erection of a fence (retrospective).

Case Officer: Connie Davis

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 261530. 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 **19 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261530
Address:	Springwood House, The Ridges, Finchampstead, Wokingham, RG40 3TA.		
Proposal:	Full application for the erection of 2no. buildings for storage of domestic grounds maintenance equipment, associated hard surfacing and erection of a fence (retrospective).		
Type of Development:	Minor All other developments		
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 application site is the garden of existing dwelling. The proposed outbuildings are primarily used for storage associated to the upkeep of the extensive garden grounds. It is therefore expected that there will be no additional demand for car parking and no reduction in parking provisions.

Meanwhile, the proposed fence is set back from the public highway, which have no negative impacts to existing visibility splays.

Conditions & Reasons (if required)

1. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed outbuilding shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking

2. CG5 - SURFACING OF ACCESS

3. Informative I22 – ACCESS CONSTRUCTION

Date:	13/8/2026	Signed:	JP
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