

Date: 9 August 2024
Application: 241992



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,

Householder Consultation

Application Number: 241992

Applicant: Mr BALA VERABATLU

Site Address: 286A Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT

Parish: Finchampstead

Grid Reference: Easting - 480665, Northing - 164972

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a balcony to the first floor at the rear, followed by an elevated patio to include steps to garden level, with an increase in the fence panels and two heat pumps to be added and additional feature wall. Followed by a new front fence and boundary gate. (Retrospective).

Case Officer: Adriana González

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 241992. 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:	241992
Address:	286A Nine Mile Ride, Finchampstead, Wokingham, RG40 3NT.		
Proposal:	Householder application for proposed erection of a balcony to the first floor at the rear, followed by an elevated patio to include steps to garden level, with an increase in the fence panels and two heat pumps to be added and additional feature wall. Followed by a new front fence and boundary gate. (Retrospective).		
Type of Development:	Other Householder		
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 will involve the erection of new metal gate of 3.6m wide x 2m height and 1.8m height fence, which will also need to relocate the existing access and dropped kerb.

The site is in relation to several approved Planning Applications including 230454 and 231278. Three driveway parking spaces have been proposed in those approvals. As there are no changes in the numbers of habitable rooms, there will be no expected additional demand for car parking. The proposed driveway will have sufficient spaces to retain three parking within the red line, which is acceptable.

As the proposed gate will be set back from the service strip, no impacts on the public highways and the visibility splays are expected.

However, the recommended maximum width of dropped crossing by the Traffic Management team is 3.6m. The proposed 6.4m dropped crossing is not acceptable, the block plan has to be revised. Parking spaces that meet the council's standards are expected to be provided by utilising the new 3.6m wide dropped crossing.

Separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing after the planning application is approved.

Conditions & Reasons (if required)			
Date:	12/8/2024	Signed:	JP