

Date: 25 September 2025
Application: 252129



**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: 252129

Applicant: MR ANDREW RUSSELL

Site Address: 247 Finchampstead Road, Finchampstead, Wokingham, RG40 3JR

Parish: Finchampstead

Grid Reference: Easting - 480200, Northing - 166072

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed development of 1no. detached, three bed chalet bungalow.

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 252129. 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 **16 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252129
Address:	247 Finchampstead Road, Finchampstead, Wokingham, RG40 3JR.		
Proposal:	Full application for proposed development of 1no. detached, three bed chalet bungalow.		
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 site is in relation to a pre-application 222572 to erect three new dwellings, a planning approval 223614 to erect two new dwellings, and a planning refusal 232154 to erect one new dwelling.

The applicant proposes to erect a new dwelling with five habitable rooms through subdivision of site. The approved access in application 223614 will be utilised.

The traffic generated from one new dwelling will unlikely have significant impacts on the wider highway network.

As the site is currently functioned as general amenity area to the existing dwellings, Highways have no objection on site sustainability for the proposal.

Access

The applicant proposes to extend the existing shared access drive, and the proposed dwelling will utilise the existing 5.2m wide access onto B3016 Finchampstead Road. The B3016 Finchampstead Road is subject to a speed limit of 40mph, which requires visibility splays of 2.4m x 120m to be provided from the access onto the B3016 Finchampstead Road in both directions.

It has been agreed that a visibility splay of 2.4m x 32.5m to the north, drawn to the give-way line of the roundabout, is acceptable due to reduced vehicle speeds at the roundabout.

The pinch point of the existing shared access drive and the extended driveway of the proposed dwelling are circa 4.2m and 3.6m wide, respectively, which is acceptable for the proposed scale of development.

Manoeuvring

While there is no proposed change for the access drive and parking arrangement of the front plot, the Highways advise a minimum of 6m driveway clearance shall be provided for vehicle manoeuvring at forwards gear when leaving the highway. This can be achieved by removing part of the existing hedges along the shared driveway.

The applicant is expected to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear to within 40m reach to the furthest point of any dwellings. The council has adopted the following dimensions for fire tenders:



DB32 Fire Appliance	
Overall Length	8.680m
Overall Width	2.180m
Overall Body Height	3.452m
Min Body Ground Clearance	0.337m
Max Track Width	2.121m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	7.910m

Parking

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

It is noted that the proposed the proposed parking area is circa 4.8m x 7m, the applicant is advised to widen the parking area to suitable dimensions.

While the proposed driveway will likely have sufficient spaces for two parking, the applicant may have to refine the position of the proposed parking provisions subject to the swept path for fire tender.

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). The applicant has confirmed that one EVCP will be provided, which is welcomed. However, this has to be indicated on a plan.

Cycle Provisions

According to the WBC Parking Standards, two cycle parking allocations will be required per dwelling with 5 habitable rooms.

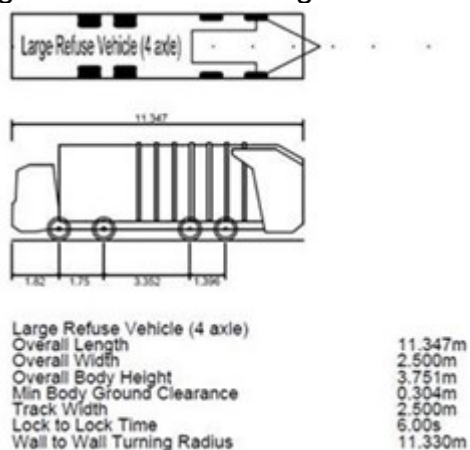
A cycle store has been proposed. While the Highways would have expected the internal dimensions of the proposed cycle store to be provided, the proposed cycle store of external dimensions of 3.1m x 1.6m will likely be sufficient to store two bikes.

Refuse Collection Strategy

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point. Such standards will apply to all plots within the site.

As the proposed development will be accessed through an extended driveway off Finchampstead Road, which is circa 66m from the public highway, the applicant shall clarify how refuse collection servicing is going to be provided.

If council refuse collection will be applicable for this site, the applicant will need to provide the swept path for refuse vehicles entering and leaving the site in forward gear with the following standards:



Conditions & Reasons (if required)

Date:	26/9/2025	Signed:	JP
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