

Date: 2 December 2025
Application: 251912



**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: 251912

Applicant: Mr Jinder Rahi

Site Address: Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ

Parish: Finchampstead

Grid Reference: Easting - 480869, Northing - 164660

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling with 2 no. carports, front wall and entrance gates and associated landscaping, following demolition of the existing dwelling and outbuildings.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 251912.

The new details are as follows: **Revised plans have been submitted. Changes include a lower front section of the proposed dwelling and changes to the front boundary treatment. Please review the revised plans.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **20 October 2025**. If you need any more information, please do not hesitate to contact the case officer Claire Moore.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Claire Moore
Service	WBC Highways	App No:	251912
Address:	Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ.		
Type of Development:	Minor Dwellings (1-9)		
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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

Additional Highways comments dated 12th December 2025 are indicated in blue.

The applicant proposes to replace the existing dwelling and outbuildings to a new dwelling and two double parking car lifts. There is no net increase in the total numbers of habitable rooms. The proposal also involves erection of 2m high wall and gates.

The Highways received the revised submission to address the Highways responses dated 30th September 2025. The previous comments on traffic impacts, sustainability and cycle provisions will remain relevant, so that those sections are not recapped in this response.

Access

The existing private drive off Heath Ride will be retained, which is acceptable.

The applicant has also proposed to alter the existing boundary treatment by erection of 2m high wall and gates. Given Heath Ride is a private road, the proposed gates will be offset from the carriageway by at least 5m and the existing visibility splays

can be retained upon the wall to be erected, the proposed boundary treatment is acceptable.

As the new dwelling has a larger building footprint which the furthest point of the dwelling is situated circa 86m away from the carriageway, the applicant has 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 dwelling. [This is still relevant](#). 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 generally require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The WBC minimum sizes of a single garage for parking are 6m x 3m. A minimum of 6m driveway clearance between the garage/carport and any obstruction shall be provided for vehicle manoeuvring at forwards gear when leaving the highway. [The applicant shall ensure that no structure of the double parking car lift will obstruct the car entering / leaving the garages.](#)

Two single garages of dimensions 7m x 3.6m are proposed, which contribute to 1 allocated space. Meanwhile, two [double parking car lifts](#) are proposed in this [revision](#), contributing to 4 additional allocated spaces. [The Highways would expect the internal dimensions of the plant to be 6m x 3m.](#)

The proposed parking provisions can meet the council's parking requirement, which is acceptable.

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). This shall be indicated on a plan. [This is still relevant](#).

Refuse Collection Strategy

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point.

As the proposed development is accessed through the existing private drive along a private road Heath Ride, and the proposed bin store is circa 50m from the kerbside

of Heath Ride, the applicant is required to confirm if the existing refuse collection arrangement remains suitable for the proposed dwelling. [This is still relevant.](#)

Conditions & Reasons (if required)

Date:	12/12/2025	Signed:	JP
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