

Date: 17 June 2025
Application: 251364



**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: 251364

Applicant: Mr A Sabir

Site Address: 477 Wokingham Road, Earley, Wokingham, RG6 7EL

Parish: Earley

Grid Reference: Easting - 476507, Northing - 171604

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a new timber boundary fence, gates and brick piers, following the removal of the existing fence, plus installation of permeable pavers to front drive (part retrospective).

Case Officer: Cameron Young

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 251364. 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:	AC		
Service	WBC Highways	App No:	251364
Address:	477 Wokingham Road, Earley, Wokingham, RG6 7EL.		
Proposal:	Full application for the proposed erection of a new timber boundary fence, gates and brick piers, following the removal of the existing fence, plus installation of permeable pavers to front drive (part 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

Highways has no objection to the replacement boundary fence. This is located clear of the public highway and has no adverse impact on visibility splays.

There is a shared footway/cycleway which runs outside the Wokingham Road frontage of the site. The gates have been set back a minimum of 5.0 metres from the back edge of the footway/cycleway, and this is acceptable. The gates are also designed to open inwards, away from the public highway.

Conditions & Reasons (if required)

1. CH7 – GATE SET BACK (AMENDED): Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least **5.0 metres from the back edge of the footway**, and so as to open **away from** the highway.

Date:	18/6/25	Signed:	AC
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