

Date: 17 March 2025
Application: 250442



**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: 250442

Applicant: Mr Stuart Hall

Site Address: Land adjacent to Whispering Pines, Perimeter Road, Woodley, RG5 4TE

Parish: Woodley

Grid Reference: Easting - 477993, Northing - 173720

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. three bedroom dwelling with bin/cycle store, plus associated access, parking and landscaping, following demolition of the existing outbuildings.

Case Officer: Marcus Watts

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 250442. 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:	250442
Address:	Land adjacent to Whispering Pines, Perimeter Road, Woodley, RG5 4TE.		
Proposal:	Full application for the proposed erection of 1 no. three bedroom dwelling with bin/cycle store, plus associated access, parking and landscaping, following demolition of the existing outbuildings.		
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

The site is in relation to a previous planning approval 240758. This proposal is a revision of the consented scheme of 240758, which increases the numbers of habitable rooms from 3 to 6.

The proposed access (including driveway, gates, visibility and swept path analysis), parking, EVCP, cycle store and bin store will remain unchanged.

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

The approved parking will remain suitable for meeting the council's parking requirement.

While the Highways prefer alternative positions and/or orientation of the cycle store and bin store as commented 240758, we understand there are significant site constraints with respect to the TPOs, the current proposed location is considered to have the less impact on the protected trees and RPAs so that in this instance, is acceptable.

Conditions & Reasons (if required)

1. CF4 - PARKING (AS APPROVED)
2. CG5 - SURFACING OF ACCESS
3. CG6 - ACCESS BEFORE DEVELOPMENT
4. CG1 - CYCLE PARKING (APPROVED)
5. CG3 [INSERT: 90-004] - VISIBILITY SPLAYS (APPROVED)
6. I22 - ACCESS CONSTRUCTION

Date:	20/3/2025	Signed:	JP
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