

Date: 1 July 2025
Application: 250567



**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: 250567

Applicant: Mr F Taggart

Site Address: Marron Remise, Kentons Lane, Wargrave, RG10 8PD

Parish:

Grid Reference: Easting - 478384, Northing - 180618

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed erection of 1 No. dwelling with associated parking and landscaping. Following the demolition of the existing dwelling.

Case Officer: Kieran Neumann

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 250567. 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:	250567
Address:	Marron Remise, Kentons Lane, Wargrave, RG10 8PD.		
Proposal:	Full application for proposed erection of 1 No. dwelling with associated parking and landscaping. Following the demolition of the existing dwelling.		
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 previous planning refusal (ref. 171653) for replacement of dwelling, which is not being refused on highway ground.

The applicant proposes to replace the existing dwelling with four habitable rooms to a new dwelling with five habitable rooms. The building footprint will be set back, resulting in an enlarged driveway. Three driveway parking spaces are proposed within the red line.

No additional traffic impact is anticipated from the replacement of dwelling.

Sustainability

In view of the site is already in use for the existing dwelling, the Highways have no objection on site sustainability for the replacement of dwelling.

Access

The existing vehicular access is retained, and the proposed driveway will be enlarged slightly. The Highways expect that there will be no negative impacts on vehicle manoeuvring at forwards gear when leaving the highway.

Parking

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

The proposed parking spaces 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 in this planning application.

This may be subject to further authorisation via Building Control.

Cycle Provisions

According to the WBC Parking Standards, two secured and covered cycle parking allocations will be required per dwelling with 5 habitable rooms, to be provided via direct access to the rear garden, cycle store or garage of suitable sizes for cycle storage.

A cycle store of external dimensions 1.88m x 0.81m is proposed. The recommended minimum internal dimensions of the cycle store are 2m x 0.9m, this shall be indicated in this planning application or when discharging the condition.

Refuse Collection Strategy

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

A bin store will be proposed, which will be welcomed.

However, as the proposed development is accessed through the existing private access road, the applicant shall confirm if the existing refuse collection servicing will be retained.

Conditions & Reasons (if required)

Date:	2/7/2025	Signed:	JP
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