

Date: 3 February 2026
Application: 252432



**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,

Householder Consultation

Application Number: 252432

Applicant: Miss Lauren Williams

Site Address: 4 Great Lea, Pingewood, Three Mile Cross, RG7 1NU

Parish: Shinfield

Grid Reference: Easting - 471131, Northing - 168483

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached single-storey garage within the curtilage of the dwelling, with associated alterations to access.

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 252432. 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 **24 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	LS		
Service	WBC Highways	App No:	252432
Address:	4 Great Lea, Pingewood, Three Mile Cross, RG7 1NU.		
Proposal:	Householder application for the proposed erection of a detached single-storey garage within the curtilage of the dwelling, with associated alterations to access.		
Type of Development:	Other Householder		
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 development proposals are for the erection of a garage within the curtilage of the existing dwelling.

It is noted that a previous application (Ref: 160745) for “*full planning permission for the erection of a new two storey house*” at the location of the proposed garage was refused in 2016 for several reasons. On Highways grounds, these included insufficient demonstration of adequate car parking for the existing dwelling, insufficient demonstration of adequate sight lines for the access and insufficient width of access for the first 10m of the development. However, the nature of two proposals is different, and this proposal is assessed on its own merits.

Access

The development description proposes “*associated alterations to access*” however this is not indicated on a plan or the application form. The Highways observed no proposed difference of the access between Drawing No. 03-01A and 03-02A, but extension of existing driveway.

The applicant shall clarify if the existing access onto public highway is to be altered. If so, the applicant shall provide plans clearly indicate the existing and proposed access arrangements.

Great Lea is subject to a speed limit of 40mph. If changes to the existing access are proposed, sufficient visibility splays shall be provided. In accordance with DMRB, the requires visibility splays of 2.4m x 120m shall be provided from the access onto Great Lea. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height.

The application form suggests that the proposed garage will be used for storage. Given the large size of the proposed garage, the applicant is required to clarify if the it is solely used for storage, or will be used for car parking and/or potential habitable spaces.

Subject to the confirmation, the applicant may have to confirm the proposed garage is ancillary is ancillary to the main dwelling and to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear with council adopted dimensions.



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

Car Parking

Car parking is to be provided in line with WBC Parking Standards. The proposals do not increase the number of habitable rooms for the existing dwelling and therefore the existing parking arrangement is acceptable, subject to the confirmation of the proposed uses of the garage.

Cycle Parking

No negative impacts on abilities for cycle storage are expected, which is acceptable.

Conditions & Reasons (if required)

Date:	16.02.26	Signed:	JP [LS]
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