

Date: 20 August 2024
Application: 242043



**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: 242043

Applicant: Mr Paul Matthey

Site Address: 100 Finchampstead Road, Wokingham, Wokingham, RG40 2NT

Parish: Wokingham Town

Grid Reference: Easting - 480827, Northing - 167719

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the demolition of the existing four bedroom detached house and construction of 2 no. new four bedroom detached houses and 1 no. new three bedroom detached house with associated parking, cycle storage, bin stores and new access.

Case Officer: Tariq Bailey-Biggs

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 242043. 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:	242043
Address:	100 Finchampstead Road, Wokingham, Wokingham, RG40 2NT.		
Proposal:	Full application for the demolition of the existing four bedroom detached house and construction of 2 no. new four bedroom detached houses and 1 no. new three bedroom detached house with associated parking, cycle storage, bin stores and new access.		
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 proposal will demolish the existing dwelling with six habitable rooms and rebuild into three new dwellings, two with 10 habitable rooms and one with seven habitable rooms. A total of nine driveway parking spaces are proposed within the red line.

The site location is acceptable in terms of access to sustainable modes of travel. The site has acceptable access to the pedestrian and cycle network, and public transports.

Traffic Impacts

The traffic generated from the three dwellings are unlikely to have significant impacts on the wider highway network.

Access

The existing access will be removed, this will be replaced by two new accesses of circa 5.2m wide. The proposed width is not acceptable.

The recommended maximum width of each dropped crossing by the Traffic Management team is 3.6m, which will be sufficient for the proposed parking spaces to be provided by utilising the 3.6m dropped crossing. Separate consent will be

required from the Traffic Management team for the proposed width and location of the new dropped crossing.

Parking

Parking provisions is expected to be assessed in accordance with the WBC Parking Standards.

Driveway Parking

According to the WBC Parking Standards, the development of such scale in Urban location will require a minimum of three driveway parking for every 10-habitable room dwelling and two driveway parking for the 7-habitable room dwelling within the red line boundary. One unallocated space shall be available for visitors. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The applicant proposes nine driveway parking of dimensions 5m x 2.5m within the red line. The applicant shall indicate the provision of at least one visitor parking. It can be provided with an additional parking or converting one of the parking spaces of Plot 3 into visitor parking.

Garage

Each will also consist with a garage, but only the garage for Plot 3 will meet the council's requirements for car parking. While the provision of garage for parking is not essential, the WBC minimum sizes of a single garage for parking are 6m x 3m and that for both parking and cycle store are 7m x 3m.

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.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocation will be required per dwelling with 6+ habitable rooms.

Secure cycle store with internal dimensions of 1.9m x 0.84m has been proposed for each dwelling, which will only be suitable for storing two cycles. However, due to the provision of garage and direct access to the rear garden, the Highways can accept the proposed cycle provisions in this instance.

Refuse Collection Strategy

A bin store will be provided per plot and kerbside collection arrangements will be suitable for Plot 1 and 2. According to Manual for Streets, the bin collection areas shall not be placed exceeding the maximum carrying distances for households (30m) and refuse collection operators (25m) from the public highways, whereas Plot 3 will be more than the maximum carrying distance.

The revised location of bin store shall be included in the future revised plan, or it can be conditioned if the details are not provided in this proposal.

Conditions & Reasons (if required)

Date:		Signed:	JP