

Date: 27 May 2026
Application: 261104



**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: 261104

Applicant: Mrs Angela Chambore

Site Address: 177 Colemans Moor Road, Woodley, Wokingham, RG5 4DD

Parish: Woodley

Grid Reference: Easting - 477370, Northing - 172776

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of amenity land to residential garden, including the erection of a 2.0m high boundary fence set back from the highway

Case Officer: Claire Moore

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 261104. 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 **17 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec JD		
Service	WBC Highways	App No:	261104
Address:	177 Colemans Moor Road, Woodley, Wokingham, RG5 4DD.		
Proposal:	Full application for the proposed change of use of amenity land to residential garden, including the erection of a 2.0m high boundary fence set back from the highway		
Type of Development:	Other Change of Use		
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 application is to erect a 2m boundary fence. The proposed fence is set back from the highway and within an existing amenity area to 177 Colemansmoor Road.

Highways have provided a previous response, but have since received further submission documents and as such have prepared a revised response. However, much of the revised response is a reiteration of that previously provided.

The boundary is to be set back from the highway and has no impact on the existing access or driveway parking arrangement. The application does not change the dwelling and therefore does not impact the parking allocation.

The proposed fence is setback from the pavement edge by 0.55m, which is acceptable.

Visibility Splays

The applicant has provided visibility splays for both the footway shown as 2m x 2m and for the carriageway. The drawings state that *"no part of the Proposed fence lies within the required Visibility Splays,"* and the plan is sufficient to demonstrate this. The visibility splays shall be cleared of any obstruction exceeding 0.6m in height,

and maintained clear of any such obstruction at all times. Highways seek to secure this by condition.

Conditions & Reasons (if required)

CG3 - VISIBILITY SPLAYS (APPROVED)

Date:	09/06/2026	Signed:	JD
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