

Date: 2 March 2026
Application: 260457



**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: 260457

Applicant: - - -

Site Address: Land to the South West of 1 Norton Road, Riseley, Wokingham, RG7 1SH

Parish: Swallowfield

Grid Reference: Easting - 472112, Northing - 163015

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. 4 bedroom detached dwelling to include rooflights and 7no. dormers plus double carport, parking and access.

Case Officer: Rowan Reynolds

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 260457. 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 **23 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TH]		
Service	WBC Highways	App No:	260457
Address:	Land to the South West of 1 Norton Road, Riseley, Wokingham, RG7 1SH.		
Proposal:	Full application for the proposed erection of 1no. 4 bedroom detached dwelling to include rooflights and 7no. dormers plus double carport, parking and 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 proposals are for the construction of a 4-bedroom dwelling with associated parking and a new access onto Norton Road located in Riseley. The land in question consists of the existing garden of No. 1 Norton Road. The dwelling at 1 Norton Road is to be redeveloped in association with WBC Planning Application 240471 which was approved in April 2024.

Traffic Impact

The traffic impact of one dwelling is not considered to generate a significant level of traffic that would impact the local highway network.

Sustainability

As the proposed dwelling is located on land which consists of the amenity area of an existing dwelling, WBC Highways have no objection to this application on the basis of sustainability.

Access

The proposals include the provision of a new access onto Norton Road which is public highway.

The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

The submitted highway technical note (dated 9th Feb 2026) considers the proposed access. Norton Road is a 30mph road, and the proposed access is located near a bend just south of the junction of Norton Road / B3349 Basingstoke Road.

The technical note summarises a speed survey that was undertaken in October 2025 which demonstrate the level of traffic typically generated along Norton Road, indicative of it largely likely to be traffic generated from the properties along the road. The 85 percentile speeds were recorded as being 14mph (eastbound, rounded) and 15mph (westbound, rounded).

In principle, the visibility splays acceptable. 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.

Meanwhile, as the site is located adjacent to a bend, forward visibility on Norton Road shall be assessed.

In the Planning, Design and Access Statement it states that durable and textured hard landscaping materials are to be used for the driveway. As the driveway will join the public highway, the surface is to be a permeable and bonded material across the entire width of the access for a distance of 10m measured from the carriageway edge. This can be secured by condition.

The furthest point of the dwelling is within 40m of the public highway, therefore there is no need to demonstrate fire tender swept path analysis.

Parking

Parking is to be provided in line with WBC Parking Standards, and the minimum dimensions of each parking space is 2.5m x 5.0m.

The proposals are for a dwelling with 7 habitable rooms. For a dwelling of this scale in a 'Village' locality, a minimum of three car parking spaces is required to be provided, in line with WBC Parking Standards.

The proposals are for 4 parking spaces, includes a double carport of dimensions 5.3m x 5.3m.

It is noted that the dimensions of the driveway spaces shown in the submitted drawings are slightly substandard, though there is sufficient space for the required dimensions to be provided. However, the WBC minimum sizes of a single carport for parking are 6m x 3m.

The applicant is advised to enlarge the carport to 6m x 6m to meet the council's requirement for car parking.

EV Charging Infrastructure

The application documents state that EV charging will be provided in accordance with Approved Doc S of Building Regulations which is welcomed. However, this is to be provided on a plan.

This may be subject to further authorisation via Building Control.

Cycle Storage

Cycle storage is to be provided in line with WBC Parking Standards which requires space for three bicycles to be provided given the scale of the proposed dwelling. The highway technical note suggests two cycle parking spaces to be provided, but the 'Planning, Design and Access Statement' states space for three is provided.

The applicant shall provide a plan clearly showing the internal dimensions of the cycle store to be in line with WBC Parking Standards. 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

The application documents show a bin store is proposed to be located to the rear of the car port, and that on collection days the occupant will move the bins to the front of the property for collection by refuse operators. The distances are well within the carrying distances and is therefore acceptable in line with Manual for Streets.

Conditions & Reasons (if required)

Date:	12.03.2026	Signed:	JP [TH]
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