

Date: 15 August 2024
Application: 241881



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

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Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 241881

Applicant: Mr William Hosking

Site Address: Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN

Parish: Wokingham Without

Grid Reference: Easting - 482337, Northing - 166704

Type of Development: Minor Dwellings (1-9)

Proposal: Full planning application for the proposed erection of 3 no. detached dwellings with associated access, car ports and landscaping, following demolition of the existing buildings on the site.

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 241881. 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:	AC		
Service	WBC Highways	App No:	241881
Address:	Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN.		
Proposal:	Full planning application for the proposed erection of 3 no. detached dwellings with associated access, car ports and landscaping, following demolition of the existing buildings on the site.		
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 is for three dwellings and this replaces the existing 5 residential units. The submitted transport statement identifies a net reduction in traffic. Highways consider that the traffic generated by the proposed development would not have an adverse impact on the highway network.

Due to the existing residential use of the site and reduction in the number of residential units from five to three, the development is not considered to be in an unsustainable location. It is therefore acceptable in this respect.

Access

There is an existing access to the site, however, it is proposed to create a new access to serve the development. This will include an improvement to visibility to the south, compared to the existing access.

Heathlands Road is subject to a 60mph speed limit, however, a speed survey has been carried out and demonstrates lower vehicle speeds of 41.6mph southbound and 36.7mph northbound (85th percentile). In accordance with DMRB guidance, this will require visibility splays of 2.4m x 90m (looking south) and 2.4m x 116m (looking north) to be provided. The submitted drawings (within Transport Statement and

Landscape Plan) demonstrates that appropriate visibility splays can be provided from the access onto Heathlands Road. Sightlines will need to clear of all obstructions exceeding 0.6m in height and shall be subject to a condition.

The proposed access road shall be surfaced with a hard bound material for a minimum distance of 10.0m measured from the carriageway edge of Heathlands Road.

The existing access will need to be stopped up and reinstated. Highways request a revised plan which details the existing access being stopped up. A condition will be required to secure these works following planning consent.

Parking & Turning

Each plot is provided with a double car port and driveway parking for at least two vehicles. The level of parking meets WBC parking standards and is therefore considered acceptable. There is additional space within the driveway for each plot for any visitor parking.

The dimensions of parking spaces are considered acceptable and appropriate turning area has been demonstrated.

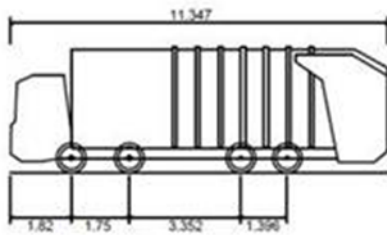
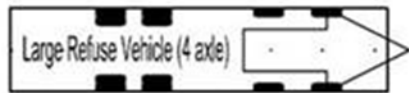
A swept path is requested for a fire tender to ensure it can enter and leave the site in forward gear.

Cycle storage

Secure and covered cycle storage has been indicated, however, the size of the stores is not suitable for 3 cycles each, which is the minimum standard required. In addition, it is recommended that the cycle storage is moved from within the car port to the rear gardens, as this would obstruct the parking area. Further details are requested to resolve this.

Refuse collection

The submitted drawing indicates turning for a refuse vehicle, however, the incorrect dimensions for the councils refuse vehicle have been applied. Highways therefore request a revised plan which addresses this (recommended WBC refuse vehicle dimensions below).



Large Refuse Vehicle (4 axle)	
Overall Length	11.347m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to Lock Time	6.00s
Wall to Wall Turning Radius	11.330m

WBC waste services will need to be consulted and advise on the acceptability of the refuse collection arrangements. As this will be private drive, the councils refuse vehicle may not enter the site. An alternative refuse collection strategy may therefore be required to be demonstrated, and the applicant will need to indicate refuse collection points which meet the appropriate refuse carry distances for residents and waste operatives (in accordance with Manual for Streets).

Construction Method Statement

A framework demolition and construction method statement is requested to be submitted or secured through condition.

Date:	20/8/24	Signed:	AC
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