

27 March 2025

Planning Department
Wokingham Borough Council

To Whom It May Concern,

PROPOSED ENLARGEMENT OF EXISTING DRIVEWAY TO CREATE A ONE-WAY VEHICULAR ACCESS WITH NEW VEHICULAR EXIT ONTO WOKINGHAM ROAD AT ORCHARD COTTAGE, RG10 0SB.

I have been instructed by my clients to prepare and submit the enclosed drawing in support of a householder application to Wokingham Borough Council in relation to the enlargement of the existing driveway to create a one-way vehicular access with new vehicular exit onto Wokingham Road.

SUMMARY OF MAIN ISSUES

There are very limited sightlines when exiting from the existing access to the property especially as the exiting vehicle must regularly reverse out as there is insufficient space to turn around when two cars are parked in the existing driveway. This makes it very unsafe especially when turning right onto Wokingham Road. The bend in the road as you look to the left limits your sightlines and is further compounded when reversing.

The proposal is to create a new exit onto Wokingham Rd reusing the existing driveway access for entry only. The new exit allows for 40m sightlines in both directions along Wokingham Rd which will greatly improve the safety when exiting the property.



Existing access to both Orchard Cottage (left side) and Holmby (right side). The angle of the access into/from Orchard Cottage is very oblique to the Wokingham Road.



View of the existing access (on the right side) as you approach from the north towards Orchard Cottage along Wokingham Road.



View of the existing pedestrian access (on the left side) as you approach from the south towards Orchard Cottage showing clear sightlines in both directions along Wokingham Road.



View of the neighbouring driveway (Tile House) and the existing pedestrian access onto Wokingham Road.



Pedestrian gate and walls to be removed to form new vehicular exit onto Wokingham Road. No dropped kerb is required as the road surface is flush with the ground along this side of the road.

The existing driveway is porous gravel, and the proposal is to use the same for the proposed enlargement thereby ensuring good drainage of the driveway on the site.

The enlargement of the driveway will allow sufficient space for 3-4 vehicles to park and manoeuvre safely.

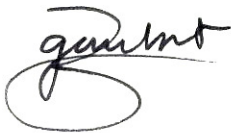
A small area of existing hedge (less than 5m² in area) will be trimmed back to widen the existing gap to allow for the new 4m wide vehicular gates. This does not result in adverse impacts on biodiversity or trees.

The gates are proposed as solid oak to match those at the neighbouring Tile House.



I trust this summary will assist in your review of these proposals.

Yours sincerely,



Bronwen Gombert

CONNECTED ARCHITECTURE