

Date: 10 April 2026
Application: 260694



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 260694

Applicant: Mr Aravind Chakravarthy Mavalli Sridharan

Site Address: 403a Wokingham Road, Earley, Wokingham, RG6 7EJ

Parish: Earley

Grid Reference: Easting - 475981, Northing - 171622

Type of Development: Other Householder

Proposal: Householder application for the proposed dropped kerb to provide vehicular access including lowering kerb stones, reconstructing the footway, and reinstating the pavement to council standards.

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 260694. 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 **1 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	260694
Address:	403a Wokingham Road, Earley, Wokingham, RG6 7EJ.		
Proposal:	Householder application for the proposed dropped kerb to provide vehicular access including lowering kerb stones, reconstructing the footway, and reinstating the pavement to council standards.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

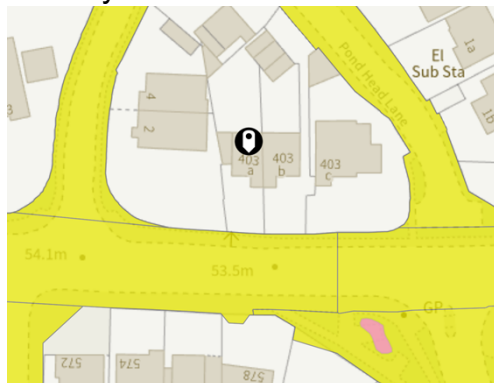
- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

General

The development proposals are for the installation of a dropped kerb to provide vehicular access onto the A329 for parking, and the associated reconstruction of the footway.

WBC's adopted public highway is shown below for reference and includes the footway:



The site is located on the A329 Wokingham Road opposite a hatched road marking located between the westbound ghost island right turn serving Pond Head Lane and

eastbound ghost island right turn serving Mill Lane.

The submitted Drawing No. P1732-01 indicates the grass verge along the frontage of the dwelling, but does not show the existing and proposed boundary treatment. The drawings are to be updated to show the existing and proposed wall as this may impact the proposed access and visibility which WBC Highways need to consider.

Access

Road Safety Audit

A Road Safety Audit (RSA) Stage 1 report is required for the creation of a new access onto a classified A road.

Width

The applicant is to obtain separate consent from WBCs Traffic Management (TM) Team regarding the installation of a new dropped kerb. Submitted Drawing P1732-01 shows a proposed width of 5.0m for the dropped kerb. TM are unlikely to accept a dropped kerb that exceeds 3.6m, and the applicant is advised to revise the plan accordingly.

As mentioned above, any proposed changes to the proposed wall and / or fencing is to be clearly shown on the drawings.

Visibility Splays

The section of the A329 Wokingham Road in question is subject to a 40mph speed limit. In turn, the applicant is expected to provide visibility splays of 2.4m x 120m, in accordance with DMRB. The applicant should also indicate pedestrian visibility splays of 2.0m x 2.0m as the proposed access would cross a footway.

The sightlines shall be across land within the applicants control or highway land and shall be clear of any obstructions to visibility exceeding 0.6m in height. The applicant is to consider the visibility splays in regard to the alterations to the wall.

Swept Path Analysis

As the site is accessed directly off an A-road, it will be necessary for the applicant to demonstrate that vehicles can both enter and exit the site in forward gear. This should be shown via swept path analysis of a large saloon car.

It is acknowledged that the site is spatially constrained. In the absence of this information, Highways would be unable to recommend approval on highway safety grounds.

It is noted that the application documents make references to neighbouring properties which benefit from similar accesses to the proposed. WBC Highways have reviewed the access arrangements of these properties, however they appear to have sufficient space for manoeuvre, so vehicles can access and egress in the forward gear.

Car Parking

Parking is to be provided in line with WBC Parking Standards. WBC require minimum dimensions of 2.5m x 5.0m for each car parking spaces.

The applicant has indicated two driveway car parking spaces on the plan with suitable dimensions. The proposals do not include changes to the existing dwelling, and therefore the level of parking is acceptable.

Surfacing

The access would be required to be surfaced with a permeable and bonded material across the entire width of the access for a distance of 10m measured from the carriageway edge. This would be secured by condition.

Conditions & Reasons (if required)

Date:	28.04.26	Signed:	JP [LS]
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