

Date: 20 December 2024
Application: 242945



**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: 242945

Applicant: Mr and Mrs Manning

Site Address: Linden House, Bath Road, Hare Hatch, Wokingham, RG10 9SE

Parish: Wargrave

Grid Reference: Easting - 481209, Northing - 178420

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 No two storey detached dwelling with associated parking and landscaping, following demolition of existing garage and carport.

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 242945. 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:	JP		
Service	WBC Highways	App No:	242945
Address:	Linden House, Bath Road, Hare Hatch, Wokingham, RG10 9SE.		
Proposal:	Full application for the proposed erection of 1No two storey detached dwelling with associated parking and landscaping, following demolition of existing garage and carport.		
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 applicant proposes to demolish the existing garage and erect a new dwelling with nine habitable rooms. As the existing garage of dimensions 4.7m x 4.6m does not fully meet the council's requirement for car parking, there will be no loss of parking space for the existing dwelling of the wider site. Four driveway parking of dimensions circa 5m x 2.5m are proposed within the red line.

The traffic generated from one new dwelling will unlikely have significant impacts on the wider highway network.

As the site is currently functioned as general amenity and parking area to the existing house, Highways have no objection on site sustainability for the proposal.

Access

The existing site is served by two access points. The applicant proposes that the site to be served by the access to the west and the extended driveway. If this access will accommodate two-way traffic of both the existing and proposed dwellings, the minimum access width of 4.1m is required.

If the applicant may wish to width the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width of the new dropped crossing.

Alternatively, the applicant may wish to consider utilising the one access point as access and another as egress. However, the red line will have to be revised to include the access point to the east.

Parking

According to the WBC Car Parking Standards, the development of such scale in Village location will generally require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The four proposed driveway parking spaces meets the council's requirement. However, a minimum of 6m driveway clearance shall be provided for vehicle manoeuvring at forwards gear when leaving the highway.

EV Charing Points

New dwelling is expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). The applicant is required to indicate the provision of EVCP in the revised submission.

Cycle Parking

Direct access to the rear garden, cycle store or garage of suitable sizes shall be indicated for cycle storage. It will be conditioned if the cycle parking details are not provided in this proposal.

Refuse Collection Strategy

Kerbside refuse collection arrangement will remain suitable for this site, which is acceptable.

Conditions & Reasons (if required)

Date:

Signed: