

Date: 1 December 2025
Application: 252259



**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: 252259

Applicant: Mr & Mrs Manning

Site Address: 149 Victoria Road, Wargrave, Wokingham, RG10 8AG

Parish: Wargrave

Grid Reference: Easting - 479372, Northing - 178868

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no dwelling, detached double garage with associated landscaping, parking, EV charging point, cycle and bin storage following demolition of existing dwelling.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252259.

The new details are as follows: **Revised plans have been submitted with changes proposed to the detached double garage and front boundary treatment. Additional Fire Rescue, waste collection and tree protection information has also been submitted. Please review.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **15 December 2025**. If you need any more information, please do not hesitate to contact the case officer Claire Moore.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Claire Moore
Service	WBC Highways	App No:	252259
Address:	149 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Full application for the proposed erection of 1no dwelling, detached double garage with associated landscaping, parking, EV charging point, cycle and bin storage following demolition of existing dwelling.		
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

Additional Highways comments dated 8th December 2025 are indicated in blue.

The Highways received the additional/revised submission on proposed garage, boundary treatment and emergency/servicing arrangement to address the Highways responses dated 14th October 2025. The previous comments on traffic impacts, sustainability and EVCP will remain relevant, so that those sections are not recapped in this response.

The proposal is for the demolition of one dwelling, and erection of one dwelling and a double garage. The existing access is to be retained, with a new 0.6m high boundary wall.

Access

The position of the two existing accesses and boundary treatment are to be retained, which are welcomed. The applicant shall confirm if the proposed accesses will be one for ingress and one for egress, or both access points are used for two-way traffic.

A new landscaping is proposed behind the proposed boundary treatment. The applicant has assessed visibility splays of 2.4m x 65m of both accesses in both

directions, which is acceptable. The sightlines shall be clear of obstructions to visibility exceeding 0.6m in height.

As the furthest point of the dwelling is circa 70m from the public highway, the applicant is also expected to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear to within 40m reach to the furthest point of the dwelling. This is still relevant. While the applicant has provided a proposed fire access plan, indicating the 60m radius from the rear of the fire tender, it does not comply with the latest Building Regulations (Approved Document B). Revision is required. The council has adopted the following dimensions for fire tenders:



DB32 Fire Appliance	
Overall Length	8.680m
Overall Width	2.180m
Overall Body Height	3.452m
Min Body Ground Clearance	0.337m
Max Track Width	2.121m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	7.910m

Car and Cycle Parking

According to the WBC Car Parking Standards, the development with 5 habitable rooms in Village location will require two parking within the red line boundary. Each driveway space shall have minimum dimensions of 5.0m x 2.5m.

The revised driveway parking will have sufficient spaces for three parking space, without considering the turning area. The acceptance of parking area will subject to the confirmation of access arrangement.

If the applicant seeks to use the garage space for both cars and cycles, the dimension of each garage space is to be 7.0m x 3.0m, and a minimum of 6.0m x 3.0m for cars only. The garage of dimensions 5.7m x 7.8m is proposed, which counts towards 0.5 parking provision with cycle parking.

Refuse Collection Strategy

The applicant has indicated the bin collection point on the revised plan. It is in accordance with Manual for Streets which states the maximum refuse carrying distance for residents of no more than 30m, and 25m for refuse vehicles to the storage point, which is acceptable for kerbside collection.

Conditions & Reasons (if required)

Date:	8/12/2025	Signed:	JP
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