

Date: 4 November 2024
Application: 242719



**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,

Variation/Removal of Condition Consultation

Application Number: 242719

Applicant: Mr Joseph Kay

Site Address: 178 Bearwood Road, Barkham, Wokingham, RG41 4SH

Parish: Barkham

Grid Reference: Easting - 478384, Northing - 168623

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary conditions 2 and 8 of planning consent 240665 for the proposed erection of 1 no. four bedroom detached dwelling with associated landscaping following demolition of the existing dwelling and garage. Condition 2 refers to the approved details and condition 8 to landscaping, and the variation is to change the siting of the approved dwelling with accompanying landscape plan, plus a change to fenestration.

Case Officer: James Fuller

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 242719. 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		
Cc:	JP		
Service	WBC Highways	App No:	242719
Address:	178 Bearwood Road, Barkham, Wokingham, RG41 4SH.		
Proposal:	Application to vary conditions 2 and 8 of planning consent 240665 for the proposed erection of 1 no. four bedroom detached dwelling with associated landscaping following demolition of the existing dwelling and garage. Condition 2 refers to the approved details and condition 8 to landscaping, and the variation is to change the siting of the approved dwelling with accompanying landscape plan, plus a change to fenestration.		
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

Highways has no objection in principle to the proposed variation, which includes a change to the siting of the dwelling.

The accompanying landscaping plan appears to have a reduced parking & turning area compared to the submitted site plan. It is recommended that driveway parking and turning for three vehicles is indicated on both drawings, to ensure no conflict with the proposed landscaping. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

