

Date:
Application: 250644



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250644

Applicant: Mrs Sana Ubair

Site Address: 56 Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ

Parish: Winnersh

Grid Reference: Easting - 478367, Northing - 171096

Type of Development: Minor All other developments

Proposal: Full application for the change of use of existing residential dwelling to a mixed use of residential and childminding business and erection of outbuilding for childminding business. (Retrospective)

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 250644. 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:	250644
Address:	56 Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ.		
Proposal:	Full application for the change of use of existing residential dwelling to a mixed use of residential and childminding business and erection of outbuilding for childminding business. (Retrospective)		
Type of Development:	Minor All other developments		
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 Highways received the revised submission to address to the Highways responses dated 26th March 2025. The previous memo has no further comments on traffic impacts and sustainability, so that those sections are no recapped in this response.

Access

The existing gated access off the B3030 Robin Hood Lane will be widened from 3.9m to 4.9m. The applicant is required to confirm whether the proposed access will still be gated and how the boundary treatment will be amended. Gates is required to be sliding opened inwards, whenever applicable.

Whilst the applicant has submitted the swept path analysis with a family sized car, vehicle does not appear to turn smoothly. In view of the site nature, the proposed arrangement can unlikely accommodate vehicles to pick-up or drop-off at similar time within the proposed turning area. The Highways recommend short-stay parking spaces shall not occupy the turning area and to be set back from the access.

The applicant shall be remained that the shared private drive shall always be kept clear from obstruction.

Parking

The applicant clarifies that there will be three staff (formed by a couple and one external staff), the retainment of existing carport can be acceptable.

However, sufficient short-stay parking shall also be provided within the red line to ensure to the free flow of traffic along the shared drive and Robin Hood Lane will not be obstructed. These provision shall not be occupying the proposed turning area.

Cycle Provisions

A cycle store is proposed adjacent to the site access, which is welcomed.

If there are substantial changes regarding the position or dimensions of the proposed cycle store, the Highways shall be reconsulted.

Conditions & Reasons (if required)

Date:	9/4/2025	Signed:	JP
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