

Date: 4 March 2026
Application: 253109



**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: 253109

Applicant: Mr Sajad Bashier

Site Address: 20 Culver Lane, Earley, Wokingham, RG6 1DT

Parish: Earley

Grid Reference: Easting - 474326, Northing - 173001

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling and car port following demolition of the existing dwelling, plus associated landscaping, removal of the existing side access, and extension of the veranda of an existing outbuilding.

Case Officer: Tariq Bailey-Biggs

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 253109. 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 **25 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	253109
Address:	20 Culver Lane, Earley, Wokingham, RG6 1DT.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling and car port following demolition of the existing dwelling, plus associated landscaping, removal of the existing side access, and extension of the veranda of an existing outbuilding.		
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 proposals are for the replacement of an existing dwelling and outbuilding with a total of ten habitable rooms. The new dwelling and outbuilding will have the same numbers of habitable rooms, in addition to a car port. It also proposes the extension of the veranda of an existing outbuilding.

Sustainability

The proposed replacement dwelling is within the plot of an existing dwelling. Highways therefore have no concerns regarding the sustainability of the proposals.

Traffic Impacts

As the proposals are for the replacement of a dwelling, it is not anticipated that the proposals would generate any additional traffic impact.

Access

The development proposals include a change in driveway access arrangement and boundary treatment as approved in 240123. The plans indicate that the 1360mm

high wall with railings will be provided to ensure visibility splays can be met. However, the applicant should provide plans that indicate visibility splays of 2.4m x 43m, in accordance with Manual for Streets for a 30mph road.

Pedestrian visibility splays of 2m x 2m should also be provided.

It is also relevant to note that there are discrepancies of proposed access and boundary treatment on Drawing No. 16 and 20A onto Eastcourt Avenue. Clarification is on whether the access will be stopped up or upgraded to a vehicular access is required.

The furthest point of the dwelling is within 40m from the public highway. On this basis, fire tender access to the site is acceptable.

Car Parking

Parking should be provided in line with WBC Parking Standards, and each parking space should have the minimum dimensions of 2.5m x 5.0m. The proposed dwelling is comprised of ten habitable rooms. WBC requires three car parking spaces for a dwelling of this scale. The application documents show four spaces which is acceptable, however the dimensions should be updated to the correct requirements.

The applicant has provided sufficient parking in the driveway to meet the minimum WBC Parking Standards; however, the applicant has also proposed a car port of 2.5m wide. The WBC minimum sizes of a single carport for parking are 6m x 3m.

Meanwhile, access to the car port may be restricted given the proposed arrangement of driveway parking and soft landscaping. The applicant may wish to reconsider the parking layout to ensure adequate access and egress of the car port.

EV Charging Point

Highways welcome the indication of EV charging points on the plans. The provision of an EV charging point is required under Building Regulations (Approved Document S).

Cycle Parking

WBC require the provision of three cycle parking spaces for a dwelling of the proposed scale. This can be indicated in the rear garden, cycle store or garage of suitable size. It is noted that the Planning Statement notes accommodation of bike storage in the garden outbuilding, which does not involve a storage area. The applicant shall also update the plans to provide an indication of this cycle storage.

Refuse Collection

Highways would expect the indication of a refuse collection point on the plans.

Conditions & Reasons (if required)

Date:	13.03.26	Signed:	JP [LS]
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