

Date: 22 November 2024
Application: 242906



**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: 242906

Applicant: Mr A Holloway

Site Address: Tennis Courts, Silver Fox Crescent, Woodley, Wokingham, RG5 3JA

Parish: Woodley

Grid Reference: Easting - 475869, Northing - 172963

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary conditions 2, 3, 4 and 5 of planning consent 241301 for the proposed erection of 1 no. self-build detached dwelling. Condition 2 refers to the approved details, 3 to external materials, 4 to boundary treatments and 5 to a landscaping scheme, and the variation is for alteration of the elevations and inclusion of a first floor to the dwelling, plus changes to the wording of conditions 3, 4 and 5 to reflect submitted details.

Case Officer: Connie Davis

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 242906. 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:	242906
Address:	Tennis Courts, Silver Fox Crescent, Woodley, Wokingham, RG5 3JA.		
Proposal:	Application to vary conditions 2, 3, 4 and 5 of planning consent 241301 for the proposed erection of 1 no. self-build detached dwelling. Condition 2 refers to the approved details, 3 to external materials, 4 to boundary treatments and 5 to a landscaping scheme, and the variation is for alteration of the elevations and inclusion of a first floor to the dwelling, plus changes to the wording of conditions 3, 4 and 5 to reflect submitted details.		
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

The proposal seeks consents for varying the approved details and changes to the wording of conditions to reflect the submitted details for Planning Application Reference 241301. This memo responds on the sections of submission related to highway grounds.

The applicant shall also be reminded that the previous highways conditions will remain effective.

Condition 2 – Approved Details

The turning area will be included within the red line, which is welcomed. The variation will increase the numbers of habitable rooms from 4 to 7. The two approved parking spaces will be retained in the proposed layout.

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

The retainment of two parking spaces will therefore meet the council's parking requirement, which is acceptable.

The approved shed will remain suitable for cycle storage is expected, which is acceptable.

Condition 4 – Boundary Treatment

No boundary treatment has been proposed on/along the highway boundary. No negative impacts to highway safety are expected.

Conditions & Reasons (if required)

Date:	25/11/2024	Signed:	JP
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