

Date: 25 July 2024
Application: 241865



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 241865

Applicant: Miss Kellie Johnson

Site Address: 12 Shepherds Hill, Woodley, Wokingham, RG6 1BB

Parish: Woodley

Grid Reference: Easting - 475146, Northing - 173961

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed three bedroom detached dwelling with associated parking and landscaping.

Case Officer: Kieran Neumann

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 241865. 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:	241865
Address:	12 Shepherds Hill, Woodley, Wokingham, RG6 1BB.		
Proposal:	Full application for proposed three bedroom detached dwelling with associated parking and landscaping.		
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

It is in relation to a Pre-app Reference 240336. The current proposal has reduced the scale of development with less numbers of habitable rooms.

The applicant proposes to sub-divide the site, demolish the existing 5m x 3.5m timber garage and erect a new dwelling with five habitable rooms. The existing garage does not fully meet the council's requirement for car parking, resulting in no loss of parking spaces. Two driveway parking of dimensions 4.8m x 2.4m are proposed within the red line.

As the new outbuilding is self-contained, the Highways assess the proposal as a separated dwelling. The traffic generated from one new dwelling is unlikely to have significant impacts on the wider highway network.

Access

Existing rear access will be utilised for the new dwelling. It is expected that vehicle will access the site by utilising the existing dropped crossing, which is acceptable.

Further to the Pre-App recommendation, visibility splay of 2.4m x 70m has been demonstrated to the left of the carriageway. Despite it does not cover the required visibility splays of the 40mph speed limits of London Road, it does not worsen the existing visibilities of vehicles/pedestrians, which is therefore acceptable.

The Highways welcome the provision of a turning table to facilitate vehicle manoeuvring, which shows an improvement to the existing access arrangement of the garage.

Parking

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.

Two driveway parking spaces are proposed above the turning table. This will be conditioned to ensure the automated turning table is working properly.

EV Charing Points

New dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S), which shall be covered during the planning application. The applicant is required to indicate the EVCP on the revised parking plan.

Cycle Parking

According to the WBC Parking Standards, two cycle parking allocations will be required for dwelling with 5 habitable rooms. Direct access to the rear garden, cycle store or garage of suitable sizes shall be provided for cycle storage. It will be conditioned if the cycle parking details are not provided in this proposal.

Refuse Collection Arrangement

Kerbside refuse collection arrangement will remain suitable for this site, which is acceptable.

Conditions & Reasons (if required)

Date:	29/7/2024	Signed:	JP
--------------	-----------	----------------	----