

Date: 30 September 2025
Application: 252259



**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: 252259

Applicant: Mr & Mrs Manning

Site Address: 149 Victoria Road, Wargrave, Wokingham, RG10 8AG

Parish: Wargrave

Grid Reference: Easting - 479372, Northing - 178868

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no dwelling, detached double garage with associated landscaping, parking, EV charging point, cycle and bin storage following demolition of existing dwelling.

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 252259. 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 **21 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	252259
Address:	149 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Proposal:	Full application for the proposed erection of 1no dwelling, detached double garage with associated landscaping, parking, EV charging point, cycle and bin storage following demolition of existing dwelling.		
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 proposal is for the demolition of one dwelling, and erection of one dwelling and a double garage. The existing access is to be retained, with potential amendments to be made to the dropped crossing.

Sustainability

Highways have no objection to sustainability for the replacement of dwelling.

Traffic Impacts

There will be no increase in the number of dwellings. No additional traffic impact is anticipated.

Access

The proposal requires access along the entirety of the site frontage. Separate consent is required from the Traffic Management team regarding amendments to the dropped crossing. The recommended maximum width for dropped crossing by the Traffic Management team is 3.6m, which a dropped crossing along the entirety of the site frontage of 9.8m wide can unlikely be provided. Plans shall be amended and provided in line with this requirement and include the dropped crossing arrangement.

The applicant is to be aware that if a new access is to be provided, then pedestrian visibility splays of 2.0m x 2.0m are to be demonstrated on plans. The sightlines shall be clear of obstructions to visibility exceeding 0.6m in height.

As the furthest point of the dwelling is circa 70m from the public highway, the applicant is also expected to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear to within 40m reach to the furthest point of the dwelling. The council has adopted the following dimensions for fire tenders:



DB32 Fire Appliance
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock to Lock Time
Kerb to Kerb Turning Radius

8.680m
2.180m
3.452m
0.337m
2.121m
6.00s
7.910m

Car and Cycle Parking

According to the WBC Car Parking Standards, the development with 5 habitable rooms in Village location will require two parking within the red line boundary. Each driveway space shall have minimum dimensions of 5.0m x 2.5m.

The proposed layout makes provision for six car parking spaces, comprising four driveway spaces and two spaces within the double garage.

The double garage is proposed. If the applicant seeks to use the garage space for both cars and cycles, the dimension of each garage space is to be 7.0m x 3.0m, and a minimum of 6.0m x 3.0m for cars only. The cycle store is to be indicated on the plans if not to be accommodated within the garage.

The parking provision may require redesign in accordance with the recommended width of dropped crossing. The applicant may wish to consider reducing the proposed parking provisions.

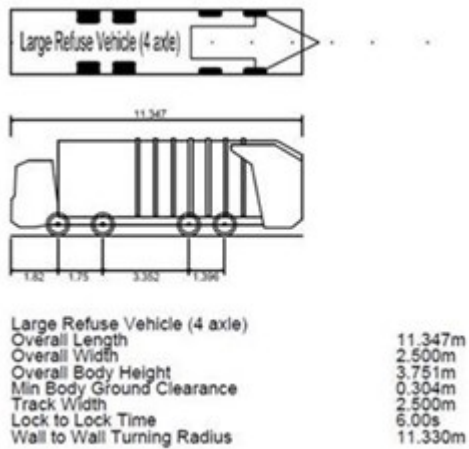
EV Charging Point

The Proposed Site Plan indicates one EV charging point will be provided. This complies with the requirement from Building Regulations (Approved Document S).

Refuse Collection Strategy

The applicant is to provide refuse store location demonstrating it is in accordance with Manual for Streets which states the maximum refuse carrying distance for residents of no more than 30m, and 25m for refuse vehicles to the storage point.

If council refuse collection will be applicable for this site, the applicant will need to provide the swept path for refuse vehicles entering and leaving the site in forward gear with the following standards:



Conditions & Reasons (if required)

Date:	14.10.25	Signed:	Stantec LS
--------------	----------	----------------	------------