

Date: 1 April 2025
Application: 250722



**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: 250722

Applicant: Five Horseshoes LLP

Site Address: The Coach House, Five Horseshoes House, White Hill, Remenham Hill, Wokingham, RG9 3EP

Parish: Remenham

Grid Reference: Easting - 477963, Northing - 182855

Type of Development: Minor Dwellings (1-9)

Proposal: Full planning application for the proposed erection of 1 no. detached dwelling following demolition of the existing Coach House, plus associated landscaping.

Case Officer: James Fuller

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 250722. 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:	AC		
Service	WBC Highways	App No:	250722
Address:	The Coach House, Five Horseshoes House, White Hill, Remenham Hill, Wokingham, RG9 3EP.		
Proposal:	Full planning application for the proposed erection of 1 no. detached dwelling following demolition of the existing Coach House, plus associated 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

The proposal is for one dwelling to replace the Coach House and this will not have a significant impact on the highway network.

The existing access onto White Hill will be retained and this is considered acceptable. The driveway into the site will be improved and turning area provided to enable vehicles to enter and leave in a forward gear.

Two parking spaces are proposed for the replacement dwelling and three parking spaces retained for use by Five Horseshoes House. The level of parking meets WBC parking standards and is therefore considered acceptable.

EVC will be required for the replacement dwelling, in accordance with Building Regs Approved Doc S and the proposed layout would not prohibit this.

Although referred to in the planning statement, secure and covered cycle storage does not appear to be indicated on the drawing. This is required to be provided for the replacement dwelling. This shall be in accessible location with footpath access identified.

Conditions & Reasons (if required)

1. CF6 - PARKING AND TURNING (AS APPROVED)
2. CF9 (AMEND: Prior to occupation...) - CYCLE PARKING (TO BE APPROVED)

Date:	3/4/25	Signed:	AC