

Date: 28 March 2025
Application: 250781



**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,

PN Class Q Agri to Resi Consultation

Application Number: 250781

Applicant: Mr And Mrs Luthra

Site Address: Land Rear Of 4 Douglas Grange, Hurst, Berkshire, RG10 0TT

Parish: St. Nicholas Hurst

Grid Reference: Easting - 478783, Northing - 171757

Type of Development:

Proposal: Prior approval submission for proposed conversion of an agricultural building to form 1 no. dwelling with associated works.

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 250781. 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:	250781
Address:	Land Rear Of 4 Douglas Grange, Hurst, Berkshire, RG10 0TT.		
Proposal:	Prior approval submission for proposed conversion of an agricultural building to form 1 no. dwelling with associated works.		
Type of Development:			
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 will convert an existing agricultural building to a dwelling with 4 habitable rooms. The site is accessed via the private drive off Douglas Grange, which does not connect with the existing public highways.

The key highways considerations for PN Class Q are transport and highways impact of the development.

Traffic Impacts

The traffic generated from one dwelling is unlikely to have significant impacts on the wider highway network.

Access

The proposed access road has been approved under the certificate of lawfulness for provision of private way (Ref. 231773). As the approved driveway will be utilised, the Highways expect the existing sightline can be retained.

As the site is located off the public highway, the applicant is 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

Parking

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

One driveway parking is proposed within the red line. Whilst the wider site within the blue line will have ample spaces for parking, it is recommended that two parking spaces to be included within the red line. The applicant might wish to amend the red line to include the entire driveway as approved in 231773.

Cycle Parking

According to the WBC Parking Standards, two cycle parking allocations are required per house with 4 habitable rooms.

The Highways recognise that alternation of external spaces of the building is not covered by this Order, this will be conditioned separately.

Refuse Collection Arrangement

The applicant shall clarify how refuse collection servicing is going to be provided, though Highways assume this will be an extension of the existing collection.

It shall be reminded that the site is accessed via a private access road and is not up to highways adopted standards. The applicant is recommended to consult the council's Cleaner & Greener team regarding the collection arrangement.

Conditions & Reasons (if required)

Date:	31/3/2025	Signed:	JP
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