

Date: 26 February 2025
Application: 250248



**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,

Householder Consultation

Application Number: 250248

Applicant: Mr S Dhananjaya Walallawita M A

Site Address: Ithaca, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AJ

Parish: Shinfield

Grid Reference: Easting - 471471, Northing - 166714

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a 1.8m high front entrance gate with two piers.

Case Officer: Marcus Hillman

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 250248. 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:	250248
Address:	Ithaca, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AJ.		
Proposal:	Householder application for the proposed erection of a 1.8m high front entrance gate with two piers.		
Type of Development:	Other Householder		
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 proposed wall and piers are set back an acceptable to distance so as to have no adverse impact on vehicular visibility splays. The presence of a grass verge behind the footway also ensures pedestrian visibility will be retained.

The proposed gates are indicated set back 5.0m from the edge of carriageway. This enables a vehicle to pull clear of the carriageway, which is considered acceptable in this instance.

The gates are to open inwards (away from the highway) and sufficient space is retained for driveway parking for at least two vehicles, plus access to the garage.

Conditions & Reasons (if required)

CH7 - GATE SET BACK
(AMENDED)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 5.0 metres from the edge of carriageway, and so as to open away from the highway

Date:	27/2/25	Signed:	AC
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