

Date: 27 November 2024
Application: 242872



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242872

Applicant: Mr Nick Fraser

Site Address: The Swan, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT

Parish: Shinfield

Grid Reference: Easting - 471516, Northing - 167876

Type of Development: Minor All other developments

Proposal: Full application for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance, including associated landscaping. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway.

Case Officer: Rowan Reynolds

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 242872. 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:	242872
Address:	The Swan, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT.		
Proposal:	Full application for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance, including associated landscaping. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway.		
Type of Development:	Minor All other developments		
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 proposed extension will provide additional customer restaurant area, improved toilet facilities and a larger kitchen.

The traffic associated with the proposed extension is not considered to have a significant impact on the highway network.

There is opportunity to visit the site by alternative modes of travel to the private car, with it being accessible by foot, cycle and public transport.

Access & Turning

There is an existing access onto Basingstoke Road and this will be retained.

An existing outbuilding is to be removed and this ensures a minimum 5.0m wide access road can be maintained past the proposed extension, which is considered acceptable.

Turning area for a 7.9m refuse collection vehicle has been indicated and swept path analysis provided. However, there appears to be some discrepancy between the

drawings. For the purpose of this response, Highways has considered the swept path indicated on the 'proposed site and parking plan' (Drg No. PL.010.P2) using a DB32 7.9m long refuse vehicle.

The swept path demonstrates that the turning area is acceptable in principle, however, appears tight where EVCP 43 space is located, and should a larger vehicle need to access, then there could be conflict. For example, no details have been submitted on the servicing arrangements for a beer dray, which may have a larger turning circle.

Highways are also concerned that the proposed refuse store will not be of sufficient size and this could lead to overspill storage, affecting either the parking or turning areas. Therefore, it is recommended that this is increased in size and the EVCP 43 space relocated.

It is recommended that a Service and Delivery Strategy is to be secured by condition.

Parking

The councils parking standards for restaurant use require parking to be provided at a rate of 1 space per 5sqm of floor area (available to customers for dining).

An assessment of the existing and proposed floor area available to customers has been submitted (public bar space has a parking requirement of 1 space/3sqm). The submission includes a breakdown of the proposed floor area available to customers for both restaurant and bar (drinking area) and the appropriate parking standards applied. This indicates 20 spaces for the restaurant areas, 11 spaces for the bar area and the outdoor seating area has been assessed to include 12 spaces. Highways consider the level of parking to be acceptable and in accordance with WBC parking standards.

The layout should be amended to reflect the above comments regarding EVCP 43 space. EVC spaces should also allow for an area for equipment to the rear of the space, which is not possible for EVCP 43. To accommodate these changes, an additional 1-2 spaces could be added to the overspill parking area if necessary. I.e. disabled parking could be relocated opposite to spaces 1-2 and EVC provided in the area next to the refuse store.

Clarification shall be given as to the type of surfacing to be used for the parking spaces within the overspill parking area.

Motorcycle parking has been indicated and this is welcome.

Cycle parking

Long term and short term cycle storage/parking is required at a rate of 1 cycle space per 125sqm. The long term cycle storage will need to be within a secure, lockable and covered unit conveniently located for staff use. This has been indicated on the submitted drawing and considered acceptable.

In addition, short term cycle parking shall be in the form of Sheffield stands, ideally under cover, in a convenient location to the access. Further details requested.

Date:	2/12/24	Signed:	AC
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