

**Date:** 22 September 2025  
**Application:** 252207



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear WBC Highways,

**Householder Consultation**

**Application Number:** 252207

**Applicant:** Mr and Mrs Simms

**Site Address:** 17 Hertford Close, Wokingham, RG41 3BH

**Parish:** Wokingham Town

**Grid Reference:** Easting - 479217, Northing - 168415

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of entrance and ramp to facilitate wheelchair accessibility.

**Case Officer:** Julia Gibowicz

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 252207. 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 **13 October 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

<b>From:</b>	JP		
<b>Service</b>	WBC Highways	<b>App No:</b>	252207
<b>Address:</b>	17 Hertford Close, Wokingham, RG41 3BH.		
<b>Proposal:</b>	Householder application for the proposed erection of entrance and ramp to facilitate wheelchair accessibility.		
<b>Type of Development:</b>	Other Householder		
<b>Site Visit Made:</b>	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**

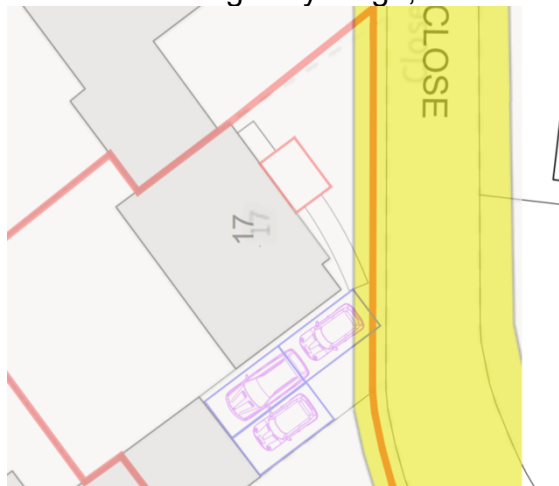
## Comments On Proposal

### General

The proposal involves reduction of habitable rooms from 8 to 7 and erection of a new ramp to facilitate wheelchair accessibility.

### Highway Boundary

The Highways have overlaid the proposed site plan with the highway boundary (in yellow), which indicates both the proposed parking and the proposed ramp will encroach the highway verge, which is unacceptable.



The Highways cannot recommend no objection to the proposal with the submitted details

**Parking and Cycling Provisions**

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

Regardless of the erection of the proposed ramp, the existing driveway of 8.2m long does not have sufficient spaces to provide three parking spaces of suitable dimensions as proposed. Revision is required.

No negative impacts on abilities for cycle storage are expected, which is acceptable.

**Conditions & Reasons (if required)**

<b>Date:</b>	23/9/2025	<b>Signed:</b>	JP
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