

**Date:** 12 September 2025  
**Application:** 251774



**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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Dear WBC Highways,

**Outline Planning Approval Consultation**

**Application Number:** 251774

**Applicant:** Mr K Andrews

**Site Address:** 1B Old Sawmill Lane, Crowthorne, Wokingham, RG45 6LN

**Parish:** Wokingham Without

**Grid Reference:** Easting - 484204, Northing - 164880

**Type of Development:** Minor Dwellings (1-9)

**Proposal:** Outline application for the proposed erection of 2no. self-build dwellings with associated parking and access. (All matters reserved except for means of appearance and landscaping)

**Case Officer:** Benjamin Hindle

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 251774. 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 **3 October 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                      |                |        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | AC                                                                                                                                                                                   |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                         | <b>App No:</b> | 251774 |
| <b>Address:</b>             | 1B Old Sawmill Lane, Crowthorne, Wokingham, RG45 6LN.                                                                                                                                |                |        |
| <b>Proposal:</b>            | Outline application for the proposed erection of 2no. self-build dwellings with associated parking and access. (All matters reserved except for means of appearance and landscaping) |                |        |
| <b>Type of Development:</b> | Minor Dwellings (1-9)                                                                                                                                                                |                |        |
| <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

Note to PO: The description appears to be incorrect. The application form states that access, scale and layout are to be considered.

### Scale

Highways has no objection to two dwellings in this location.

### Means of access

The road immediately to the front of the site is a private street and not public highway. Therefore, the road needs to be included within the red line to demonstrate a right of access to the nearest public highway (shaded yellow on extract below).



### Layout

The site layout demonstrates two parking spaces for each dwelling and this is considered acceptable in principle (subject to number of habitable rooms). Parking spaces are to be of minimum dimensions 5.0m x 2.5m.

There appears to be sufficient space available to accommodate cycle storage and refuse/recycling storage.

**Date**  
:

15/9/25

**Signed**  
:

AC