

Date: 20 February 2025
Application: 250321



**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: 250321

Applicant: Mr Mohammed Parvaiz

Site Address: 42 Culver Lane, Earley, Wokingham, RG6 1DY

Parish: Earley

Grid Reference: Easting - 474439, Northing - 173059

Type of Development: Other Householder

Proposal: Householder application for the proposed formation of a front drive for car parking (retrospective).

Case Officer: Claire Moore

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 250321. 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:	250321
Address:	42 Culver Lane, Earley, Wokingham, RG6 1DY.		
Proposal:	Householder application for the proposed formation of a front drive for car parking (retrospective).		
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

Highways DC has no objection in principle to the parking area, which can accommodate at least one parking space, of dimensions 5.0m x 2.5m, clear of the highway.

Culver Lane is unclassified and the applicant will need to obtain separate consent for a dropped crossing to serve the driveway. The applicant shall be made aware that any planning permission does not authorise construction of an access.

The first c.2.0m of the parking area has been hard surfaced and this is considered acceptable in this instance to prevent loose material onto the public highway.

WBC Drainage are to advise on the suitability of the private drainage to ensure no impact on the public highway.

Conditions & Reasons (if required)

Informative
I22 - ACCESS CONSTRUCTION

Date:	25/2/25	Signed:	AC
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