

Date: 20 March 2026
Application: 260611



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 260611

Applicant: Mr & Mrs Pearce

Site Address: 65 New Road, Ruscombe, Wokingham, RG10 9LN

Parish: Ruscombe

Grid Reference: Easting - 479546, Northing - 176774

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. dwelling following demolition of the existing dwelling and outbuilding.

Case Officer: James Fuller

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 260611. 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 **12 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TH]		
Service	WBC Highways	App No:	260611
Address:	65 New Road, Ruscombe, Wokingham, RG10 9LN.		
Proposal:	Full application for the proposed erection of 1 no. dwelling following demolition of the existing dwelling and outbuilding.		
Type of Development:	Minor Dwellings (1-9)		
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 proposals are for the erection of a dwelling following the demolition of an existing dwelling and outbuilding.

As the proposals are for the replacement of a dwelling, WBC Highways have no objection to the site in regard to sustainability or traffic impact.

The proposals are for a dwelling of 8 habitable rooms, an increase of one habitable room and a significant increase in habitable space.

WBC Highways provided pre-application advice (Ref: 252953) for this site in December 2025. Since then, the proposals have developed from a two-storey extension to a replacement of dwelling.

Access

The proposals do not include any alterations to the existing access arrangements to the site. This is acceptable.

If modification of access will be required to facilitate manoeuvring, the applicant shall indicate the proposed arrangement on the plan. Separate consent will also be required from the TM team for the proposed width and location of the new dropped crossing.

Parking

Car parking is to be provided in line with WBC Highways, and the minimum dimensions for each parking space are 5.0m x 2.5. For a dwelling of this scale in this location, a minimum of three spaces is to be provided. The proposed layout indicates four spaces are to be provided.

The spaces shown on the plan are slightly below the minimum required dimensions and should be updated with the correct dimensions.

The proposed parking layout is restrictive and would disallow vehicles from manoeuvring within the red line, or people to access the proposed front door. A minimum of 6m driveway clearance shall be provided between the parking space and any obstruction for vehicle manoeuvring at forwards gear when leaving the highway. The proposed clearance between the edge of the parking space and the boundary treatment is circa 3m, which will likely be insufficient for manoeuvring.

Alternatively, the applicant is to provide swept path analysis of a large saloon car accessing the proposed parking spaces, manoeuvring within the site and egressing in the forward gear. This is because New Road is subject to a 40mph speed restriction and reversing onto this road would pose a safety hazard.

WBC Highways recommends that the applicant re-considers the parking layout. A more effective layout would be to provide three spaces with minimum required dimensions in a row along the southern boundary of the site which would require converting a small part of the existing lawn to hardstanding, or to rotate the parking spaces with suitable rotation to facilitate manoeuvring. This would provide the required level of parking with ample space for cars to comfortably manoeuvre within the site, allowing cars to egress in the forward gear. It would also provide access to the front door of the property.

EV Charging Point

For a new dwelling, the applicant is expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). This is to be shown on a plan in this proposal.

Cycle Provision

Cycle storage is to be provided in line with WBC Parking Standards. In line with the pre-application advice, a dwelling of this scale will require the provision of three cycle parking spaces. The applicant shall indicate the location of secure and covered cycle storage of suitable size, with direct access to the rear garden or cycle store, on the submitted plans.

The proposed elevation plans indicate there is a site access to the property, however the applicant is to confirm whether this provides direct access to the garden, or alternative cycle provision.

Summary

WBC Highways have no objection to the proposals in principle subject to redesign of parking layout to ensure that the parking spaces and front door are accessible. The proposed EV Charging and cycle storage arrangements are to be indicated on a plan.

Conditions & Reasons (if required)

Date:	02.04.2026	Signed:	JP [TH]
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