

Date: 26 June 2026
Application: 260582



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 260582

Applicant: MR AND MRS ROBERT NICHOLLS CHARLOTTE PONCIA

Site Address: Manor Cottage, Barkham Street, Barkham, Wokingham, RG40 4PJ

Parish: Barkham

Grid Reference: Easting - 478059, Northing - 166727

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a single storey front porch extension, two storey side and part two storey/single storey rear extension and addition of new site entrance with new front gates alongside walls and railings.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 260582.

The new details are as follows: **Revised Plans showing the following:**

- **Removal of first floor rear bathroom**
- **Hedging implemented along the front boundary wall**
- **String course brickwork to continue on extension**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **10 July 2026**. If you need any more information, please do not hesitate to contact the case officer Annabelle Jones.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Annabelle Jones
Service	WBC Highways	App No:	260582
Address:	Manor Cottage, Barkham Street, Barkham, Wokingham, RG40 4PJ.		
Type of Development:	Other Householder		
Proposal:	Householder application for proposed erection of a single storey front porch extension, two storey side and part two storey/single storey rear extension and addition of new site entrance with new front gates alongside walls and railings.		
Site Visit Made:	Yes/No		

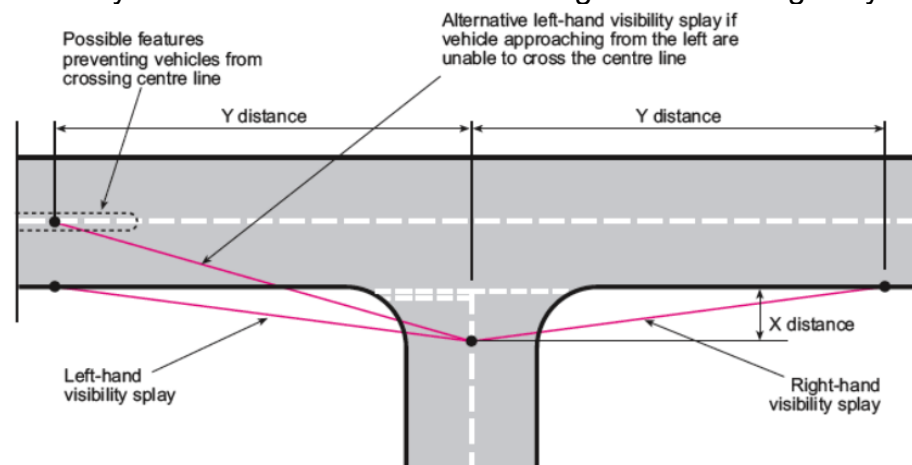
Summary Of Recommendations

- ☐ 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

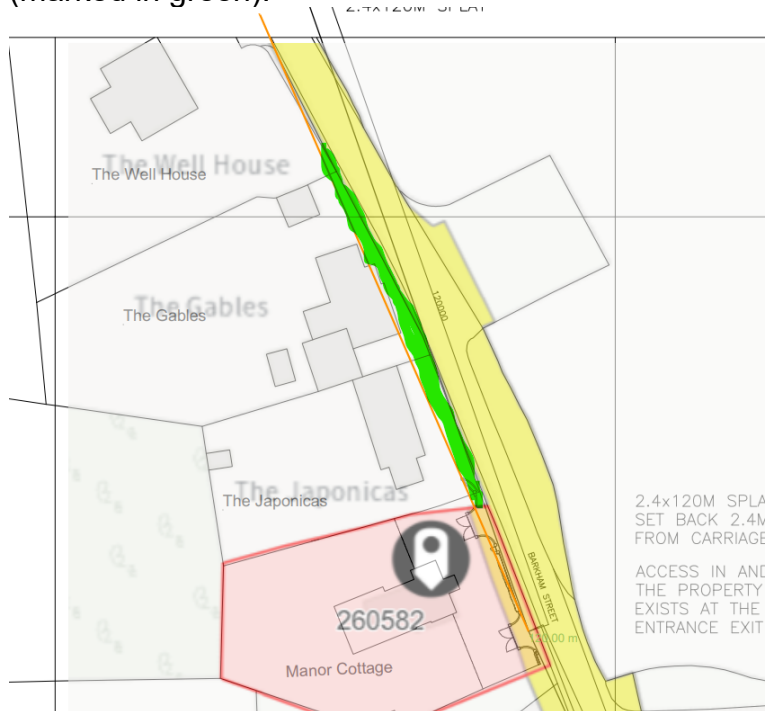
The Highways received the revised plans to address highways comments dated 25th July 2026.

The applicant has confirmed that both accesses will be utilised for ingress and egress, and the applicant has indicated visibility splays of 2.4m x 120m from the proposed southern access. It is relevant the proposed visibility splays have not been correctly assessed from the nearside edge of the carriageway in both directions:



It is relevant to note that the existing visibility splays of the northern access are substandard.

Meanwhile, the required visibility splays of 2.4m x 120m the proposed southern access cannot be delivered as it will be obstructed by the boundary treatment of the northern access and across land beyond applicant's control and highway land (marked in green):



Whilst the Highways Authority acknowledges that the proposed southern access can provide improvement to existing visibility splays to the north, this can only be justified if the egressing movement of the northern access is removed. The Highways cannot accept both accesses with substandard visibilities to be utilised for egress. The applicant shall compare the existing visibility of the northern access and the proposed visibility splays of the southern access in the revised visibility assessment.

In view of the scale of the development, the Traffic Management team will also unlikely accept an additional substandard access to be provided for a single dwelling. For this instance, the applicant is advised either:

- to suspend all egressing movements of the northern access, or preferably
- to stop up the northern access.

The Highways Authority will have to recommend refusal on highway safety grounds if the applicant still intends to utilise both accesses for ingress and egress.

Subject to the nature of each access has been reconsidered, the applicant may have to demonstrate there is sufficient turning area for the proposed parking.

The applicant has demonstrated 2m x 2m pedestrian visibilities for frontage accesses where driveways meet the rear of footways to provide inter-visibility between drivers and pedestrians, which are welcomed.

Conditions & Reasons (if required)

Date:	7/7/2026	Signed:	JP
--------------	----------	----------------	----