

Date: 16 September 2024
Application: 242058



**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,

Full Planning Approval Consultation

Application Number: 242058

Applicant: Mr James Whittingham

Site Address: Oakview, Mill Lane, Sindlesham, Wokingham, RG41 5DF

Parish: Winnersh

Grid Reference: Easting - 477295, Northing - 169988

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed erection of 1 No detached dwelling with associated landscaping and parking followed by the demolition of the existing outbuildings.

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 242058. 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:	JP		
Service	WBC Highways	App No:	242058
Address:	Oakview, Mill Lane, Sindlesham, Wokingham, RG41 5DF.		
Proposal:	Full application for proposed erection of 1 No detached dwelling with associated landscaping and parking followed by the demolition of the existing outbuildings.		
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 proposal will demolish three existing outbuildings and erect one dwelling with eight habitable rooms. Three driveway parking of dimensions 4.8m x 2.4m are proposed within the red line. The dwelling will be access via the private drive off Mill Lane, which is acceptable.

The traffic generated from one new dwelling is unlikely to have significant impacts on the wider highway network.

As the site is currently functioned as general amenity and parking area to the existing house, Highways have no objection on site sustainability for the proposal.

Parking

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

As the existing dropped kerb covers the full width of the site frontage, there will be sufficient spaces for three driveway parking of suitable sizes by utilising the existing dropped crossing, which is acceptable.

EV Charing Points

New dwelling is expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). The applicant is required to indicate the provision of EVCP in the revised submission.

Cycle Parking

A 2m x 2m lockable shed is proposed and will be sufficient to store three cycles, which is acceptable.

Refuse Collection Arrangement

While the dwelling is situated on the private drive, the existing refuse collection arrangement shall remain suitable for the new dwelling.

Conditions & Reasons (if required)

Date:	17/9/2024	Signed:	JP
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