

Date: 1 July 2026
Application: 261540



**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,

Discharge of condition Consultation

Application Number: 261540

Applicant: Mr Gary Roles

Site Address: Land west of Kingfisher Grove, Three Mile Cross

Parish:

Grid Reference: Easting - 470941, Northing - 167280

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 242665 dated 04/07/2025. Condition 7 Boundary Treatments and Level Changes.

Case Officer: Kieran Neumann

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 261540. 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 **22 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261540
Address:	Land west of Kingfisher Grove, Three Mile Cross.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 242665 dated 04/07/2025. Condition 7 Boundary Treatments and Level Changes.		
Type of Development:			
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 applicant has submitted plans to discharge condition 7 of consent 242665.

While Condition 7 is not secured on highway grounds, the Highways Authority is concerned if the proposed hedge of most plots with front garden may obstruct the required 2m x 2m pedestrian visibility where driveways meet the rear of footways to provide inter-visibility between drivers and pedestrians.

The Highways Authority will have no objection if the applicant can confirm the proposed front garden hedge will not exceed 0.6m in height.

Alternatively, the proposed boundary treatment shall be set back from the pedestrian visibility required.

Conditions & Reasons (if required)

Date:	15/7/2026	Signed:	JP
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