

Date: 3 October 2024
Application: 241996



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: 241996

Applicant: Mr K Patki

Site Address: 9 Wilderness Road, Earley, Wokingham, RG6 7RU

Parish: Earley

Grid Reference: Easting - 474421, Northing - 171878

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey rear extension, along with a dropped kerb to facilitate vehicle access. Followed by a garage conversion to create habitable space and changes to fenestration.

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 241996.

The new details are as follows:

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 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. If you need any more information please do not hesitate to contact the case officer Rowan Reynolds.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC	To (Case Officer):	Rowan Reynolds
Service	WBC Highways	App No:	241996
Address:	9 Wilderness Road, Earley, Wokingham, RG6 7RU.		
Type of Development:	Other Householder		
Proposal:	Householder application for the proposed single storey rear extension, along with a dropped kerb to facilitate vehicle access. Followed by a garage conversion to create habitable space and changes to fenestration.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

☒ No objection subject to conditions

Comments On Proposal

The revised plans indicate provision of a second vehicular access into the site. Highways DC has no objection in principle to this, however, separate consent will be required for the access from the Councils Traffic Management team.

Highways DC has referred to TM's Vehicle Crossover pack and considered the technical aspects of providing what is referred to as a 'carriageway drive'. From the information submitted it appears to be possible to meet those guidelines, however, formal approval will need to be from the TM officer.

Pedestrian visibility splays of 2.0m x 2.0m are required to be provided either side of the proposed access.

The new access will need to be surfaced with a hard bound material.

Any gates will need to be set back 5.0m from the back edge of the footway.

The level of parking remains acceptable.

Conditions & Reasons (if required)

1. CG4 - VISIBILITY SPLAYS FOR PRIVATE DRIVES
2. CG5 - SURFACING OF ACCESS
3. CH7 (INSERT: 5.0m) - GATE SET-BACK
4. I22 - ACCESS CONSTRUCTION
5. I27 - WORKS AFFECTING THE PUBLIC HIGHWAY

Date:	7/10/24	Signed:	AC
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