

Date: 27 May 2026
Application: 261222



**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: 261222

Applicant: Mr Chris Newman

Site Address: 43 Arbor Lane, Winnersh, Wokingham, RG41 5JE

Parish: Winnersh

Grid Reference: Easting - 477886, Northing - 171080

Type of Development: Other Householder

Proposal: Householder application for the erection of a front fence, 2no. brick entrance piers and sliding gate (part-retrospective).

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 261222. 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 **17 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	TD		
Service	WBC Highways	App No:	261222
Address:	43 Arbor Lane, Winnersh, Wokingham, RG41 5JE.		
Proposal:	Householder application for the erection of a front fence, 2no. brick entrance piers and sliding gate (part-retrospective).		
Type of Development:	Other Householder		
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 application is for the erection of a front fence, entrance piers and sliding gate.

Highways note that a bonded surface currently only covers a 5.2m distance into the access. Highways require a bonded surface across the entire width of the access for a distance of 10m from the edge of carriageway and request a plan setting out the additional area to be formed from a bonded surface.

The gate is set back approximately 5.5m from the carriageway which is acceptable.

The fence is set back 2.5m from the carriageway. This is adequate and ensures there is suitable visibility.

Date:	12/06/2026	Signed:	TD
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