

Date: 23 December 2024
Application: 243165



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,

Full Planning Approval Consultation

Application Number: 243165

Applicant: Mr and Mrs Smart

Site Address: Hollybush Road, RG40 3QR

Parish: Finchampstead

Grid Reference: Easting - 481271, Northing - 164609

Type of Development: Minor Dwellings (1-9)

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

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 243165. 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:	243165
Address:	Hollybush Road, RG40 3QR.		
Proposal:	Full application for the proposed erection of a 1No detached dwelling with associated parking and landscaping. Followed by the demolition of the existing dwelling.		
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 the existing dwelling and replace the existing dwelling to the proposed dwelling with 6 habitable rooms.

No additional traffic impact is anticipated from the replacement of dwelling.

Sustainability

In view of the site is already in use for the existing dwelling, Highways have no objection on site sustainability for the replacement of dwelling.

Access

The existing vehicular access and gate access will be retained. New driveway of 3m wide is proposed for the proposed dwelling, which is considered as an improvement to the existing access arrangement. The Highways expect that there will be no negative impacts on vehicle manoeuvring.

No negative impacts on the manoeuvring of a fire tender vehicle entering and leaving the site access are expected.

The driveway is likely to have sufficient spaces for car turning, which is acceptable.

Parking

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

Three driveway parking spaces are proposed, which is acceptable.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). This shall be indicated on a plan.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocation will be required per dwelling with 6+ habitable rooms.

A 1.9m x 1.2m cycle storage is proposed. It shall be noted that the proposed cycle store is not practical to accommodate the minimum requirements of three cycles, but it is considered acceptable for this application due to the improved provision compared to the existing development.

Refuse Collection Strategy

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point. The proposed bin store will be in exceed of the maximum carrying distances of the refuse collection operators.

While the Highways welcome the provision of bin store, the site is accessed via a private road. The applicant shall confirm if the existing refuse collection servicing will be retained.

Conditions & Reasons (if required)

Date:	30/12/2024	Signed:	JP
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