

Date: 8 July 2025
Application: 251582



**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: 251582

Applicant: Carole Husbands

Site Address: 28 Tennyson Road, Woodley, Wokingham, RG5 3RH

Parish: Woodley

Grid Reference: Easting - 476061, Northing - 171926

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a 2m replacement fence.
(Retrospective)

Case Officer: Marcus Watts

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 251582. 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:	251582
Address:	28 Tennyson Road, Woodley, Wokingham, RG5 3RH.		
Proposal:	Full application for the proposed erection of a 2m replacement fence. (Retrospective)		
Type of Development:	Minor All other developments		
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 applicant proposed to erect a 2m high boundary fence enclosing the site. It is stated in the planning statement (para. 5.19) that a highway technical note is submitted to support this proposal, but the document cannot be found.

Highways are aware that this proposal is a resubmission of Planning Application 250541. If the original technical note for 250541 will be resubmitted, Highways comments in the previous HDC memo dated 17th March 2025 shall be retained, and are recapped below:

Visibility

Keats Road and Tennyson Road are subject to speed limits of 30mph. The applicant has demonstrated 21m forward visibility for vehicles travelling along Keats Road turning onto Tennyson Road, which is commensurate with a speed of 17.4mph. While the Highways agree that the acute bend will reduce the travelling speed of vehicles, the applicant will have to justify 21m forward visibility is sufficient with speed survey data.

Meanwhile, the applicant is required to justify sufficient visibility can be achieved from minor arm (Tennyson Road turning onto Keats Road) and driveway of 4 Keats Road and 26 Tennyson Road to justify there will be no detrimental impact to the neighbouring site.

Parking

While it is not stated in the proposal, the Highways identified a store has been erected along the driveway without planning consent, which reduces the driveway length from circa 16.5m long as approved in 240417 to circa 14.3m long.

The proposed gate along the driveway will segregate the driveway into two parts, with 5.8m long inside the gate and 8.5m long outside the gate.

While the total numbers of habitable rooms cannot be identified from the previous submission, the applicant is required to provide the total numbers of habitable rooms (preferably in form of floor plan of all floors) of the dwelling for Highways to determine the sufficiency of the proposed parking.

Conditions & Reasons (if required)			
Date:	21/7/2025	Signed:	JP