

Date: 10 November 2025
Application: 252668



**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: 252668

Applicant: Mrs Sumaiya Banu

Site Address: 27 Pitts Lane, Earley, Wokingham, RG6 1BX

Parish: Earley

Grid Reference: Easting - 474756, Northing - 173394

Type of Development: Other Householder

Proposal: Householder application for the proposed installation of a dropped kerb and new access to the front of the property following part demolition of existing garden wall.

Case Officer: Jessie Arrow-Smith

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 252668. 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 **1 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	252668
Address:	27 Pitts Lane, Earley, Wokingham, RG6 1BX.		
Proposal:	Householder application for the proposed installation of a dropped kerb and new access to the front of the property following part demolition of existing garden wall.		
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 proposals are for the widening of existing access and installation of a dropped crossing by partial demolition of the existing garden wall. This is intended to accommodate additional parking spaces.

Highways have no objection with the proposals to accommodate four car parking spaces.

It is relevant to note that the existing dropped crossing is shared between the site and 25 Pitt Lane of 9.9m wide. The applicant proposes to drop 3 additional kerbs to create a wider vehicular access to existing driveway, leading to a total width of 12.6m, which is unlikely to be accepted by the Traffic Management team.

The applicant is advised to create a separated access to facilitate vehicles manoeuvring. Separate consent will be required from the TM team for the proposed location and width of the new dropped crossing.

If the existing access will be relocated or a new access will be created, visibility assessment will be required. The B3350 Pitts Lane is subject to a speed restriction of 30mph. Visibility splays of 2.4m x 43.0m for the 30mph carriageway are required, in accordance with Manual for Streets. Pedestrian visibility splays of 2.0m x 2.0m are also required. Due to the site location, visibility does not appear to be an issue, however this should be provided by the applicant.

The access shall be surfaced with a permeable and bonded material across the entire width of the access for a distance of 10m measured from the carriageway design. This is to be secured by condition.

Highways note the cover to the utilities chamber in the place of the proposed access. Streetworks / Highway Assets teams are to advise on this when consulted on by the applicant.

Conditions & Reasons (if required)			
Date:	20.11.25	Signed:	Stantec LS