

Date: 1 April 2025
Application: 250784



**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: 250784

Applicant: Mr and Mrs Hipgrave

Site Address: Orchard Cottage, Wokingham Road, Hurst, Wokingham, RG10 0SB

Parish: St. Nicholas Hurst

Grid Reference: Easting - 479902, Northing - 173625

Type of Development: Other Householder

Proposal: Householder application for the proposed enlargement of the existing driveway to create a one-way vehicular access with new vehicular exit onto Wokingham Road along with new gates.

Case Officer: Marcus Hillman

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 250784. 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:	250784
Address:	Orchard Cottage, Wokingham Road, Hurst, Wokingham, RG10 0SB.		
Proposal:	Householder application for the proposed enlargement of the existing driveway to create a one-way vehicular access with new vehicular exit onto Wokingham Road along with new gates.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

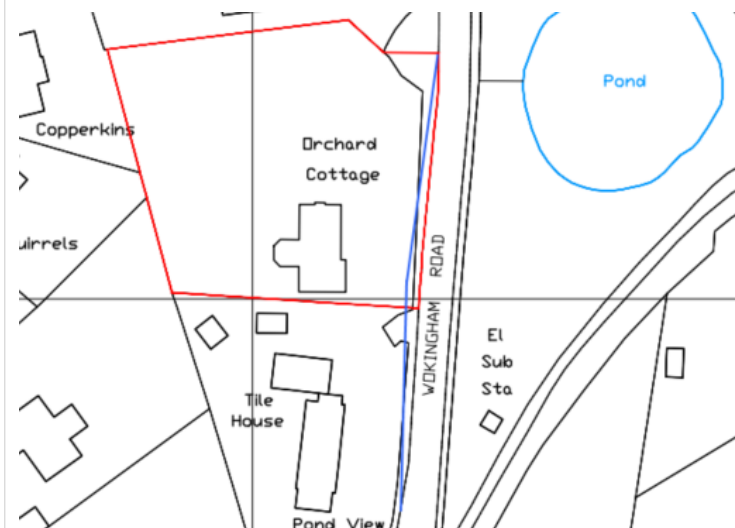
Summary Of Recommendations

- ☐ 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 applicant proposes to convert the existing pedestrian access into a gated vehicular access onto the A321 Wokingham Road for exiting.

Wokingham Road is a classified A road subject to 30mph speed limits. While the applicant has not demonstrated the required 2.4m x 43m visibility splays from the nearside edge of carriageway in both directions, the Highways have assessed the required visibilities on the submitted site plan:



The sightlines shall be across land within the applicant's control or highway land, and shall be clear of obstructions to visibility exceeding 0.6m in height. However, the proposed position indicates that the required visibility would be obstructed by the existing boundary treatments of both Orchard Cottage (the site) and Tile House, which cannot be fully controlled by the applicant or highways.

The applicant is advised to consider alternative position for the secondary access to meet the requirements. If the full standards cannot be achieved across highway land or land within the applicant's control, the applicant can consider closing up the existing vehicle access and demonstrate that the new access will improve existing visibility. The Highway will then assess the appropriateness of this access on the basis of improvement on highway safety.

Meanwhile, as the proposed vehicle access will encroach the existing highway verge, separate consent will still be required from the TM team for the proposed width and location of the new dropped crossing. The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m.

Conditions & Reasons (if required)			
Date:	3/4/2025	Signed:	JP