

Date: 17 February 2025
Application: 250343



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: 250343

Applicant: Mr Stephen Matthey

Site Address: 52 Wargrave Road, Twyford, Wokingham, RG10 9PH

Parish: Twyford

Grid Reference: Easting - 478723, Northing - 176397

Type of Development: Other Householder

Proposal: Householder application for the proposed dropped kerb and gravel driveway to access from Greenfinch Drive. Plus, the construction of a new fence to block existing access from Wargrave Road. Following, the removal of existing fence and the existing driveway to be converted into garden space.

Case Officer: Cameron Young

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 250343. 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:	250343
Address:	52 Wargrave Road, Twyford, Wokingham, RG10 9PH.		
Proposal:	Householder application for the proposed dropped kerb and gravel driveway to access from Greenfinch Drive. Plus, the construction of a new fence to block existing access from Wargrave Road. Following, the removal of existing fence and the existing driveway to be converted into garden space.		
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

General

The site is currently accessed via the easement on private drive of 50 Wargrave Road. The applicant proposes to fence off the existing access from Wargrave Road and create a new access from Greenfinch Drive.

The existing parking spaces will be rearranged, but the numbers of parking will be retained, which is acceptable.

Access

New Access from Greenfinch Drive

Greenfinch Drive is currently providing access for 11 dwellings. The width of the carriageway of Greenfinch Drive is approximately 4.8m, which is acceptable to accommodate one additional dwelling.

An assessment of visibility splays is required. Greenfinch Drive is subject to a 30mph speed limit, which requires visibility splays of 2.4m x 43m to be provided from the access onto Greenfinch Drive. 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.

Notwithstanding any planning permission, the applicant will be required to gain separate Highways consent for the access. An access in this location might be subject to an appropriate engineering solution.

It is recommended that the applicant liaises with the council's Highway Agreements team, if a minor works agreement may be necessary. Meanwhile, the recommended maximum width by the Traffic Management team is 3.6m. Separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing.

The council's Drainage officer will also need to be consulted to ensure any alterations to the existing drainage in this location are managed.

Existing Access from Wargrave Road

The applicant is required to confirm that the blockage of existing driveway will not affect the right of way of any other properties.

Conditions & Reasons (if required)

Date:	18/2/2025	Signed:	JP
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