

Date: 10 January 2025
Application: 242945



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242945

Applicant: Mr and Mrs Manning

Site Address: Linden House, Bath Road, Hare Hatch, Wokingham, RG10 9SE

Parish: Wargrave

Grid Reference: Easting - 481209, Northing - 178420

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 No two storey detached dwelling with associated parking and landscaping, following demolition of existing garage and carport.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 242945.

The new details are as follows:

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Rowan Reynolds.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Rowan Reynolds
Service	WBC Highways	App No:	242945
Address:	Linden House, Bath Road, Hare Hatch, Wokingham, RG10 9SE.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Full application for the proposed erection of 1No two storey detached dwelling with associated parking and landscaping, following demolition of existing garage and carport.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☒ Request further information before determination as **stated below**.

Comments On Proposal

General

Revised plans are received, but Highways comments dated 23rd December 2024 have yet to be addressed. The previous memo has no further comments on traffic impacts, sustainability and refuse collection strategy. Comments to be addressed are recapped below.

Access

The existing site is served by two access points. The applicant proposes that the site to be served by the access to the west and the extended driveway. If this access will accommodate two-way traffic of both the existing and proposed dwellings, the minimum access width of 4.1m is required.

If the applicant may wish to width the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width of the new dropped crossing.

Alternatively, the applicant may wish to consider utilising the one access point as access and another as egress. However, the red line will have to be revised to include the access point to the east.

Parking

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

The four proposed driveway parking spaces meets the council's requirement. However, a minimum of 6m driveway clearance shall be provided for vehicle manoeuvring at forwards gear when leaving the highway.

EV Charing Points

New dwelling is expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). The applicant is required to indicate the provision of EVCP in the revised submission.

Cycle Parking

Direct access to the rear garden, cycle store or garage of suitable sizes shall be indicated for cycle storage. It will be conditioned if the cycle parking details are not provided in this proposal.

Conditions & Reasons (if required)

Date:	14/1/2024	Signed:	JP
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