

Date: 7 May 2025
Application: 250891



**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: 250891

Applicant: Mrs Sue Walsh

Site Address: 132 Norreys Avenue, Wokingham, RG40 1UQ

Parish: Wokingham Town

Grid Reference: Easting - 481877, Northing - 169323

Type of Development: Minor Dwellings (1-9)

Proposal: Full planning application for the proposed erection of a part first floor part two storey side/rear extension to form 1 no. three bedroom terraced dwelling with associated parking.

Case Officer: Tariq Bailey-Biggs

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 250891. 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:	250891
Address:	132 Norreys Avenue, Wokingham, RG40 1UQ.		
Proposal:	Full planning application for the proposed erection of a part first floor part two storey side/rear extension to form 1 no. three bedroom terraced dwelling with associated parking.		
Type of Development:	Minor Dwellings (1-9)		
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 in relation to a planning refusal (Ref: 080594) for erection of new adjoining housing, which was not refused on highway grounds.

The applicant proposes to erect an additional dwelling through subdivision of existing site. There are six habitable rooms for the existing dwelling and five habitable rooms for the proposed dwelling. Four driveway parking are proposed within the red line.

Sustainability

In view of the site is already in use for the existing dwelling, Highways have no objection on site sustainability.

Traffic Impacts

The traffic generated from the additional dwelling will unlikely have significant impact on the local highway network.

Access and Manoeuvring

The existing site access will be retained and widened to facilitate manoeuvring. It is expected that the shared driveway will always be kept clear from obstruction and parking to ensure independent access of parking can be provided for both dwelling.

The applicant is required to submit the swept path analysis with large saloon car for the spaces adjacent to the existing dwelling, to demonstrate vehicle can enter and leave the driveway in forward gear.

With reference to the swept path analysis, the applicant shall be able to indicate the position of the widened access, details of any proposed boundary treatment, and confirm if the existing dropped crossing can be utilised.

If widening of dropped crossing is required, separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Parking

As there is no proposed change on the existing dwelling, it is therefore expected that there will be no additional demand for car parking, and two parking space will remain sufficient for the existing dwelling for this instance.

According to the WBC Car Parking Standards, the new dwelling of such scale in Urban location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Four driveway parking will be sufficient to meet the council's requirement for car parking, which is acceptable.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). This shall be indicated on a plan.

Cycle Provisions

According to the WBC Parking Standards, two cycle parking allocations will be required per dwelling with 5 habitable rooms.

The applicant is required to indicate direct access to the rear garden or cycle store of suitable sizes for cycle storage on the plan for the proposed dwelling.

Refuse Collection Strategy

Kerbside refuse collection arrangement will remain suitable for this site, which is acceptable.

To avoid overspilling of wastes and recyclables to the driveway, the required area of the refuse collection point shall be confirmed with the council's Cleaner & Greener team.

Conditions & Reasons (if required)

Date:	8/5/2025	Signed:	JP
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