

Date: 7 May 2025
Application: 251075



**WOKINGHAM
BOROUGH COUNCIL**

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear ,

Householder Consultation

Application Number: 251075

Applicant: Mr Neel Bhogal

Site Address: 273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL

Parish: Woodley

Grid Reference: Easting - 476656, Northing - 173181

Type of Development: Other Householder

Proposal: Householder application for the proposed 2no. dropped kerbs.

Case Officer: Ben McEwan

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 251075. 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		App No:	251075
Address:	273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL.		
Proposal:	Householder application for the proposed 2no. dropped kerbs.		
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 additional parking spaces to be access via Cobham Road, which includes the provisions of two new dropped crossing. Whilst it is not clearly stated, the Highways assume the circle of 6m is a paved driveway. The Highways shall be reconsulted if it is a turntable.

While the applicant shall be reminded that the recommended minimum dimensions of a parking space is 5.0m x 2.5m, as Cobham Road is an unclassified road, planning permission is not required (in respect of Highways) for the proposed accesses. The planning officer is advised to check whether planning permission will be required for any other aspects of the works.

Notwithstanding any planning permission, the applicant will be required to gain separate Highways consent for the access. The applicant is recommended to liaise with the council's Traffic Management team for the proposed width and location of the new dropped crossing. As the proposed dropped crossings will have to be achieved by removing some of the highway verge, separate consents might also be required from the council's Highways Assets and/or Streetworks team.

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

Conditions & Reasons (if required)

1. I22 - ACCESS CONSTRUCTION
2. I27 - WORKS AFFECTING THE PUBLIC HIGHWAY

Date:	8/5/2025	Signed:	JP
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