

Date: 8 January 2025
Application: 243132



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 243132

Applicant: Mr Riorden Welby

Site Address: 201 Reading Road, Wokingham, RG41 1LJ

Parish: Wokingham Town

Grid Reference: Easting - 479395, Northing - 169811

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling and detached double garage with associated landscaping and entrance gate, following demolition of the existing dwelling and garage.

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 243132. 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:	243132
Address:	201 Reading Road, Wokingham, RG41 1LJ.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling and detached double garage with associated landscaping and entrance gate, following demolition of the existing dwelling and garage.		
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 applicant proposes to replacement the existing dwelling with seven habitable rooms to a new dwelling with eight habitable rooms. The existing garage of dimensions 7.2m x 3.4m will also be replaced to a new garage of dimensions 6.2m x 6m.

No additional traffic impact will be anticipated from the replacement of dwelling.

Sustainability

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

Access

The existing access will be retained. Driveway widening and an access gate are proposed. As the proposed gate has been set back from the edge of the carriageway by 5m, no impacts on the public highways and the visibility splays are expected, which are acceptable.

Parking

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

The driveway will be sufficient for at least three driveway parking spaces, which is acceptable.

The WBC minimum sizes of a single garage for parking are 6m x 3m. A minimum of 6m driveway clearance shall be provided for vehicle manoeuvring at forwards gear when leaving the highway.

While the proposed garage is not essential to meet the council's requirement for car parking, a garage of dimensions 6.2m x 6m is proposed, resulting in an additional 1 allocated parking space, which is welcomed.

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

Both the direct access to the rear garden and the proposed double garage are suitable for cycle storage, which is acceptable.

Refuse Collection Strategy

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

Conditions & Reasons (if required)

Date:	10/1/2025	Signed:	JP
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