

Date: 3 October 2025
Application: 252347



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,

Householder Consultation

Application Number: 252347

Applicant: Julie Jones

Site Address: 44 Eastheath Avenue, Wokingham, RG41 2PJ

Parish: Wokingham Town

Grid Reference: Easting - 480466, Northing - 167485

Type of Development: Other Householder

Proposal: Householder application for the proposed 2 metre high fence.

Case Officer: Rowan Reynolds

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 252347. 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 requested from the case officer.

Your observations are required in respect of this application by **25 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252347
Address:	44 Eastheath Avenue, Wokingham, RG41 2PJ.		
Proposal:	Householder application for the proposed 2 metre high fence.		
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 applicant proposes to erect a 2m high fence to extend the existing boundary fence out towards the pavement and separate the shared driveway area adjacent to 46 Eastheath Avenue.

The applicant will likely have to reduce the proposed length of the fence to meet the visibility and turning requirements.

Visibility

Eastheath Avenue is subject to 30mph speed limit, which will require visibility splays of 2.4m x 43m to be achieved to the nearside edge of the carriageway in both directions. 2m x 2m pedestrian visibility at individual driveways will also be required. 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.

The proposed boundary treatment can unlikely provide sufficient visibility splays and pedestrian visibility and likely will have detrimental impact to the neighbouring site, which is not acceptable. Revision is required.

Parking and Turning

It is relevant to note that the fence is proposed to be installed across the existing shared drive of two independent dwellings, whereas independent access and sufficient parking are required for all independent residential properties. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While both the 44 and 46 Eastheath Avenue will likely have sufficient spaces for three parking spaces, which can meet the council's parking requirements, the applicant is required to submit the swept path analysis with large saloon car (for both plots) to demonstrate that there is no negative impacts for vehicle manoeuvring to enter and leave the driveway after the fence is being installed.

Conditions & Reasons (if required)			
Date:	6/10/2025	Signed:	JP