

Date: 23 June 2025
Application: 251470



**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: 251470

Applicant: Mr and Mrs Haseeb Mahmood

Site Address: 1 Halstead Close, Woodley, Wokingham, RG5 4LD

Parish: Woodley

Grid Reference: Easting - 476393, Northing - 173421

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of first floor side extension following subdivision of existing dwelling, associated parking and amenity land.

Case Officer: Marcus Watts

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 251470. 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:	251470
Address:	1 Halstead Close, Woodley, Wokingham, RG5 4LD.		
Proposal:	Full application for the proposed erection of first floor side extension following subdivision of existing dwelling, associated parking and amenity land.		
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 subdivide the existing dwelling with 11 no. habitable rooms into two dwellings with 6 and 7 no. habitable rooms. A total of four driveway parking spaces are proposed within the red line.

The traffic generated from one new dwelling is unlikely have significant impacts on the wider highway network.

As the site is currently functioned as habitable spaces of the existing house, Highways have no objection on site sustainability for the proposal.

Access

The new parking spaces will be accessed via a 5.2m wide new dropped crossing onto Halstead Close. As Halstead Close is an adopted public highway, the recommended maximum width by the Traffic Management team is 3.6m. Separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing.

Meanwhile, as the new dropped crossing is proximal to the bend (circa 3.7m from the bend), the Highways have concern regarding the location of the proposed dropped crossing.

It is relevant to note that independent access and parking are required for all independent residential properties.

Halstead Close is subject to 30mph speed limit, which requires 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 driveway is also 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.

Parking

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

The proposed four driveway parking spaces are sufficient to meet the council's parking requirement, which are 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, three cycle parking allocations are required per dwelling with 6+ 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 dwellings in this proposal or when discharging planning conditions.

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:	25/6/2025	Signed:	JP
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