

Date: 4 June 2025
Application: 250786



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250786

Applicant: Mr & Mrs Rydzinski

Site Address: Secundus, Wargrave Road, Remenham, Wokingham, RG9 3JD

Parish: Remenham

Grid Reference: Easting - 477171, Northing - 181949

Type of Development: Other Householder

Proposal: Full application for the proposed erection of 1.8m electric entrance gate.
(Retrospective)

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 250786. 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:	AC		
Service	WBC Highways	App No:	250786
Address:	Secundus, Wargrave Road, Remenham, Wokingham, RG9 3JD.		
Proposal:	Full application for the proposed erection of 1.8m electric entrance gate. (Retrospective)		
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 proposed gate is located clear of the public highway and will not have an adverse impact on visibility splays.

Although the gate is set back from the carriageway, this is not a full 5.0m to enable a car to pull clear of the carriageway if the gates are shut.

Highways acknowledge that there is a precedent for similar arrangement at other properties on this section of Wargrave Road, however as these are new gates, Highways request further information to clarify the electric operation of the gate:

- Can the gates be operated remotely by key fob on approach to the gates?

This is considered essential to ensure the gates are opening prior to an approach by a vehicle, in order to minimise the length of time (or remove the need at all) a vehicle has to wait in the carriageway.

- Confirm if there is a manual override and confirm that the gates would remain in an 'open position' should the electric operation fail.

Date:	5/6/25	Signed:	AC
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