

Date: 14 November 2024
Application: 242773



**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: 242773

Applicant: Mr & Mrs Mead

Site Address: Tiryns, Forest Road, Binfield, Wokingham, RG40 5QR

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480630, Northing - 170935

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. 4 bedroom residential dwelling following demolition of the existing dwelling and outbuildings.

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 242773. 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:	242773
Address:	Tiryns, Forest Road, Binfield, Wokingham, RG40 5QR.		
Proposal:	Full application for the proposed erection of 1no. 4 bedroom residential dwelling following demolition of the existing dwelling and outbuildings.		
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 proposal will demolish the existing outbuildings 1, 3 and 4 and replace the existing dwelling of 10 habitable rooms to the proposed dwelling with 9 habitable rooms.

No additional traffic impact is anticipated from the replacement of dwelling.

Sustainability

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

Access

The existing vehicular access and gate access will be retained. The building footprint will be set back, resulting in an enlarged driveway. The Highways expect that there will be no negative impacts on vehicle manoeuvring.

Parking

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

The site will have ample spaces for the parking, which is acceptable.

While the proposed garage is not essential to meet the council's requirement for car parking, a garage of dimensions 6m x 4.5m is proposed, resulting in an additional 0.5 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

The proposed garage is of suitable dimensions for cycle storage, which is acceptable.

Refuse Collection Strategy

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point. The proposed bin store will be in exceed of the maximum carrying distances of the refuse collection operators.

The site is accessed via a private road. The applicant shall confirm if the existing refuse collection servicing will be retained.

Conditions & Reasons (if required)

Date:	15/11/2024	Signed:	JP
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