

Date: 14 November 2024
Application: 242724



**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: 242724

Applicant: Mr P Spong

Site Address: 2 Strathmore Drive, Charvil, Wokingham, RG10 9QT

Parish: Charvil

Grid Reference: Easting - 477397, Northing - 175752

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of an outbuilding and boundary wall.

Case Officer: Claire Moore

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 242724. 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		
CC:	WBC Highway Assets		
Service	WBC Highways	App No:	242724
Address:	2 Strathmore Drive, Charvil, Wokingham, RG10 9QT.		
Proposal:	Householder application for the proposed erection of an outbuilding and boundary wall.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

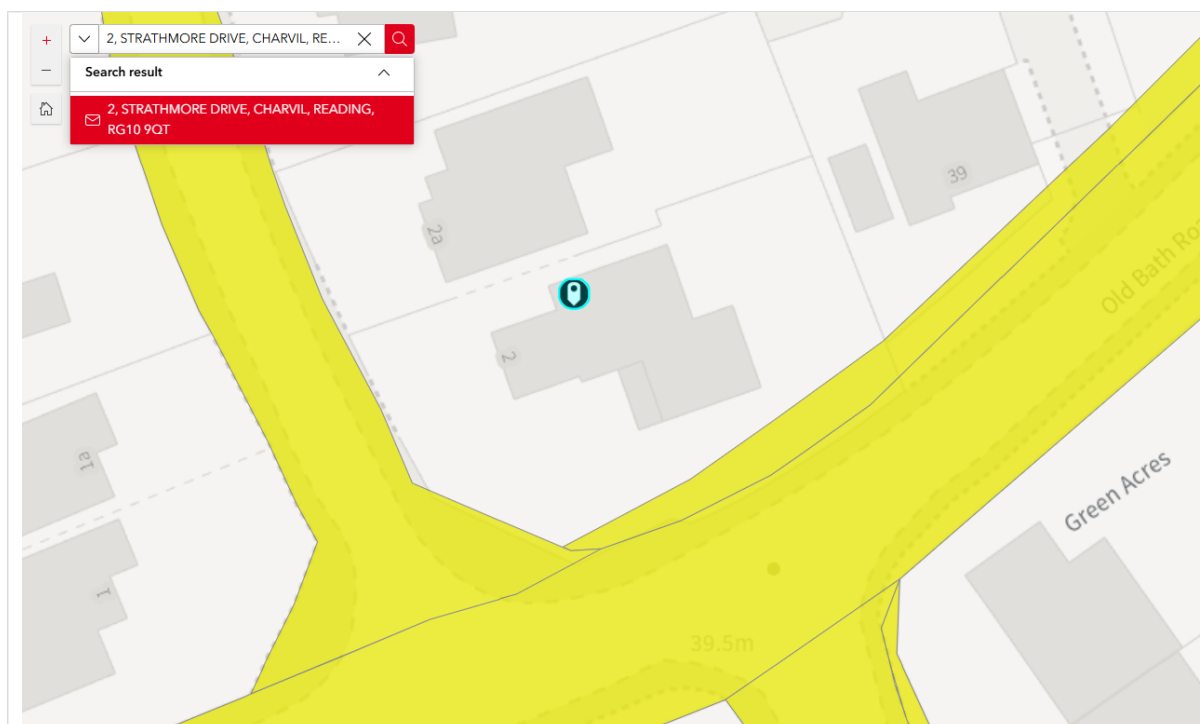
- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

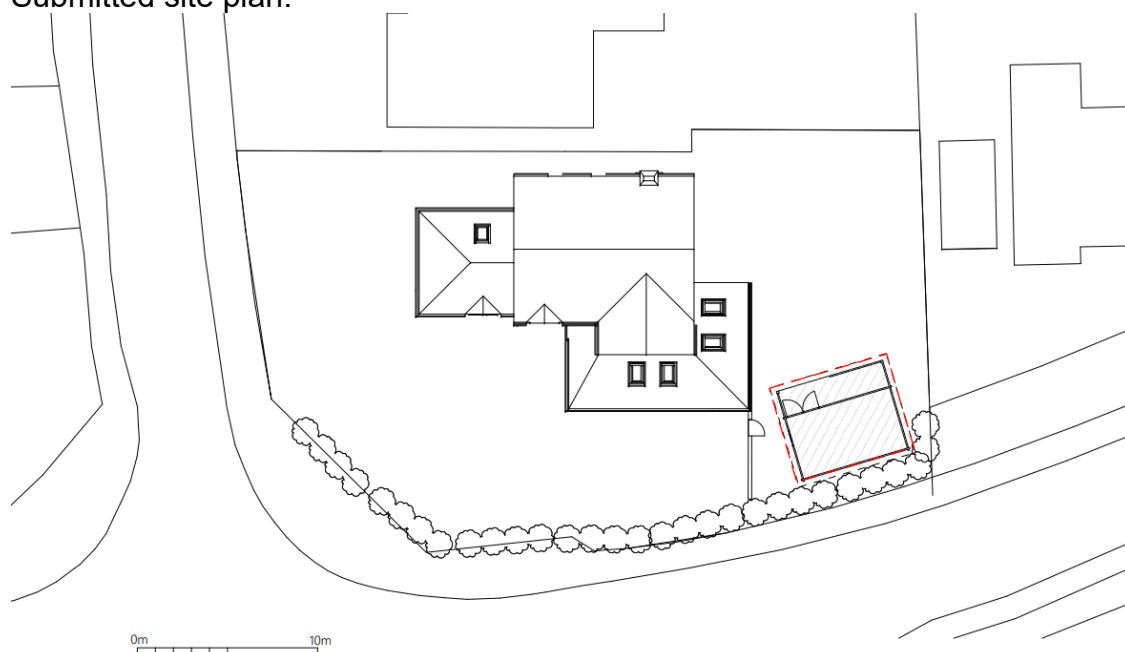
Highways DC has no technical objection to the proposed wall and outbuilding, subject to the outbuilding being retained as ancillary to the main dwelling.

However, from the records available, it appears that part of both the wall and outbuilding will encroach the public highway. Notwithstanding any planning permission, this will require separate consent from WBC Highway Assets and the applicant is advised to liaise with Highway Assets team at the earliest opportunity.

Please refer to the below extract taken from the WBC public highway records:



Submitted site plan:



Date :	18/11/24	Signed :	AC
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