

Date: 1 September 2025
Application: 251869



**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: 251869

Applicant: Mr Johnny Wyld

Site Address: Wallend, Station Road, Wargrave, Wokingham, RG10 8EU

Parish: Wargrave

Grid Reference: Easting - 478265, Northing - 178419

Type of Development: Other Householder

Proposal: Householder application for the proposed creation of a new vehicular access with timber 5-bar gates set back from the highway, alongside the closure of the existing access and formation of a pedestrian gate with hardstanding path leading to the dwelling, together with the replacement of the front gravel driveway with lawn and associated landscaping including a conservation hedge and a picket fence along the front boundary, with all demolition of the existing vehicular access occurring at the end of the works.

Case Officer: James Fuller

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 251869. 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.

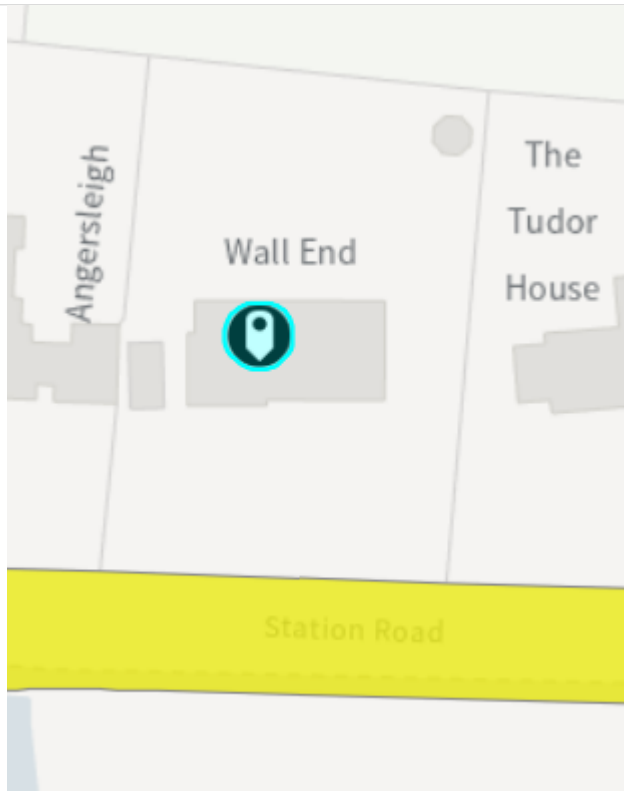
Your observations are required in respect of this application by **27 August 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	251869
Address:	Wallend, Station Road, Wargrave, Wokingham, RG10 8EU.		
Proposal:	Householder application for the proposed creation of a new vehicular access with timber 5-bar gates set back from the highway, alongside the closure of the existing access and formation of a pedestrian gate with hardstanding path leading to the dwelling, together with the replacement of the front gravel driveway with lawn and associated landscaping including a conservation hedge and a picket fence along the front boundary, with all demolition of the existing vehicular access occurring at the end of the works.		
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	
Provide further information to the following: - Indicate the extent of the public highway on the drawings and ensure none of the proposed works encroach the public highway (see extract below NTS).	



- Confirm that the proposed picket fence is no closer to the carriageway than the existing fenceline.
- It is recommended that any new gates are set back 5m from the edge of carriageway, however, it is noted that the existing gates are not set back this distance and as such some allowance can be made.
- Indicate visibility splays from a 2.0m set back from the proposed access onto Station Road, including past the existing tree, and ensure that the visibility splays are no worse than from the existing access.
- Pedestrian visibility splays of 2m x 2m shall be provided at the proposed pedestrian gate.

The drawings indicate hard bound material for the proposed access (similar to existing) and this is considered acceptable.

Notwithstanding any planning permission, the proposed access works will require separate consent from the councils traffic management team. The existing access will need to be stopped up and reinstated and this will be subject to a condition.

Date:	2/9/25	Signed:	AC
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