

Date: 1 September 2025
Application: 252055



**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,

Full Planning Approval Consultation

Application Number: 252055

Applicant: Mr and Mrs J Horseman

Site Address: Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE

Parish: Wargrave

Grid Reference: Easting - 478111, Northing - 180891

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking.

Case Officer: Kieran Neumann

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 252055. 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 **19 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	252055
Address:	Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE.		
Proposal:	Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking.		
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

Highways has no objection to a replacement dwelling.

The existing access will be utilised and this is considered acceptable. The access is already surfaced with a hard bound material.

The proposed gates are set back 6.0m from the edge of carriageway and this enables vehicles to pull clear of the carriageway.

The level of parking meets WBC parking standards and is acceptable.

The proposed car port could be used for cycle storage however this has not been indicated.

There is suitable areas available for an EVC point to be provided in accordance with Building Regs.

Conditions & Reasons (if required)

1. CF6 – PARKING & TURNING
2. CF9 (amend: prior to occupation) - CYCLE PARKING (TO BE APPROVED)

Date:	2/9/25	Signed:	AC
--------------	--------	----------------	----