

Date: 9 July 2025
Application: 251458



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 251458

Applicant: Michael Ward

Site Address: Jardine Meadows, Croft Road, Shinfield, RG7 1YP

Parish: Shinfield

Grid Reference: Easting - , Northing -

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 2no. detached 4-bedroom dwellings, access and associated landscaping.

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 251458. 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:	251458
Address:	Jardine Meadows, Croft Road, Shinfield, RG7 1YP.		
Proposal:	Full application for the proposed erection of 2no. detached 4-bedroom dwellings, access and associated landscaping.		
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

In respect of Highways, the proposed development is similar to previous application ref 233039 for which there was no objection subject to conditions.

1. Highways understands that this is a development of 2 four-bedroom dwellings.
2. Based on the Borough's parking standards each dwelling would require 3 parking spaces.
3. Each dwelling would have an integral garage which is welcome. The internal dimensions are just short of the standards of 6m x 3m but are still considered acceptable to park certain cars.
4. Whilst no parking plan has been submitted, highways have assessed the landscaping plan and there is ample space on site to park the required number of cars.
5. Each plot would have a shed for cycle parking which is welcome, and each have direct access to it.
6. The access to these proposed 2 dwellings would be from a private access road. However, due to its location close to Croft Road public highway, highways would require a construction method statement. Highways is content to secure this through a planning condition.
7. There is no mention of electric vehicle charging, each dwelling would require one charging unit to meet Building Regulations. The site layout enables this to be provided.

Conditions & Reasons (if required)

CF4 - Parking as approved

CG1 - Cycle parking as approved

CH8 - Construction method statement

Date:

10/7/25

Signed:

AC