

Date: 22 October 2025
Application: 252367



**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,

Householder Consultation

Application Number: 252367

Applicant: Mr Robert Edmonds

Site Address: 12 Buckthorn Close, Wokingham, Wokingham, RG40 5YD

Parish: Invalid code

Grid Reference: Easting - 482219, Northing - 169392

Type of Development: Other Householder

Proposal: Householder application for the proposed enlarged driveway and dropped kerb.

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 252367. 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 **12 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SW (Stantec)		
Service	WBC Highways	App No:	252367
Address:	12 Buckthorn Close, Wokingham, Wokingham, RG40 5YD.		
Proposal:	Householder application for the proposed enlarged driveway and dropped kerb.		
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

General

The proposed works consist of converting part of the front garden to hardstanding and providing a dropped kerb to facilitate vehicle movement onto the extended driveway area.

Access

Dropped Crossing

The site block plan drawing '20/09/2025/RDO/nco/PPX' does not indicate the position and total length of the proposed dropped kerb. Given the 'lower kerb stones' have been indicated, the Highways assume the applicant propose to extend the dropped kerb by an additional 6.4m, which can unlikely be accepted by the Traffic Management team.

WBC Traffic Management states a recommended maximum width of 3.6m for dropped kerb. To serve the proposed parking layout, this will need to be provided in a centralised position. Part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material. The crossing works will subject to final approval from the councils TM team. Revision is required.

Visibility

Subject to the proposed position of the dropped crossing, the visibility splays and pedestrian visibility may have to be reassessed.

Buckthorn Close is subject to 30mph speed limit, which requires visibility splays of 2.4m x 43m to be achieved to the nearside edge of the carriageway in both directions. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height.

As the proposed area of hardstanding would connect the edge of the extended driveway to the existing footway, 2m x 2m pedestrian visibility to the east of the proposed drive is required to be assessed.

Car Parking

The proposed works are to increase the level of parking associated with the property. The level of parking is not set out. All parking spaces are to be in line with WBC Parking standards which have minimum dimensions of 5.0m x 2.5m.

Cycle Parking

The proposed works does not affect the existing cycle parking arrangements.

Conditions & Reasons (if required)

Date:	5.11.2025	Signed:	SW (Stantec)
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