

Date: 5 November 2025
Application: 252139



**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,

Householder Consultation

Application Number: 252139

Applicant: Mr and Mrs Samir and Shama Agwan

Site Address: 28 Redhatch Drive, Earley, Wokingham, RG6 5QP

Parish: Earley

Grid Reference: Easting - 473999, Northing - 170839

Type of Development: Other Householder

Proposal: Householder application for the proposed single story ground floor wrap around extension and part first floor side extension with insertion of roof lights and demolition of outbuilding.

Case Officer: Julia Gibowicz

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 252139. 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 **1 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	252139
Address:	28 Redhatch Drive, Earley, Wokingham, RG6 5QP.		
Proposal:	Householder application for the proposed single story ground floor wrap around extension and part first floor side extension with insertion of roof lights and demolition of outbuilding.		
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 development would increase the number of habitable rooms from four to five. The applicant proposes to extend the driveway across the front of the dwelling and extend the existing dropped kerb.

There is an existing wall which is proposed to be partly removed to ease access to the new parking bay on the driveway. This wall is along the edge of the public highway. However, no impacts to public highway are expected, therefore this is acceptable in principle. Surface treatment of the access is to be secured by condition.

Parking

WBC requires two car parking spaces for a dwelling with seven habitable rooms in an urban location. There are two proposed car parking spaces that fulfil WBC's minimum parking space dimensions of 2.5m x 5.0m and are therefore acceptable.

Access

The applicant has proposed to extend the dropped crossing from 4.94m to 5.94m. The applicant is advised to liaise with the Traffic Management regarding this point. Traffic Management are unlikely to accept new dropped crossings that are greater than 3.6m. The applicant may consider utilising the existing dropped crossing and whether an extension of the dropped kerb is necessary for the proposed driveway alterations.

Alternatively, the proposed dropped crossing shall 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.

As changes to the access to the dwelling are proposed, Highways would expect sufficient visibility splays to be provided. Redhatch Drive is subject to a 30mph speed limit which requires visibility splays of 2.4m x 43m to be achieved, or existing visibility splays to be fully retained, to the nearside edge of the carriageway in both directions. 2m x 2m pedestrian visibility at individual driveway is also required. 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.

Cycle Parking

WBC standards require two cycle parking spaces for a dwelling with five habitable rooms. A cycle store is recommended to be at minimum 2.0m in length. Suitable rear garden access should be provided if the cycle store is to be located there.

There is no rear garden access, however there is ample space in the front garden for cycle storage. Highways would recommend the applicant relocate cycle storage with increased dimensions in accordance with WBC standards to the front of the dwelling. This is to be indicated on a plan.

Conditions & Reasons (if required)

Date:	18.11.25	Signed:	Stantec LS
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