

Date: 15 October 2024
Application: 242455



**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: 242455

Applicant: Mr A Hysa

Site Address: 8 Salmond Road, Shinfield, Wokingham, RG2 8QN

Parish: Shinfield

Grid Reference: Easting - 472505, Northing - 168848

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey rear and side extension, loft conversion with associated dormers, boundary wall and dropped kerb.

Case Officer: Rowan Reynolds

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 242455. 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:	242455
Address:	8 Salmond Road, Shinfield, Wokingham, RG2 8QN.		
Proposal:	Householder application for the proposed two storey rear and side extension, loft conversion with associated dormers, boundary wall 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**

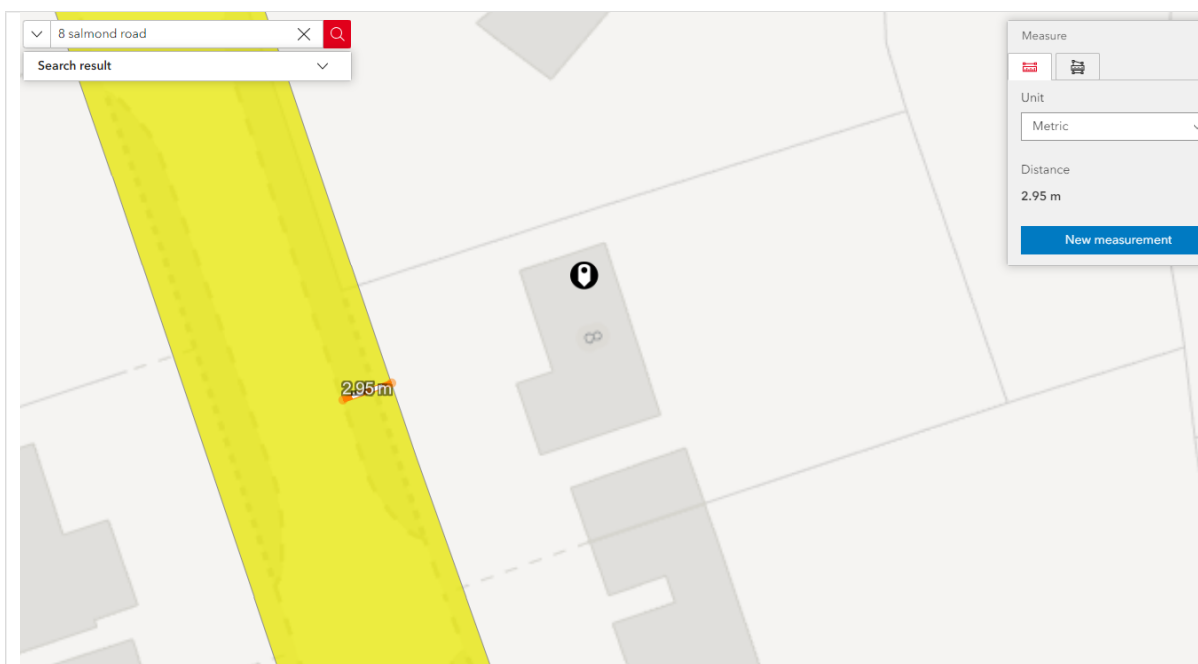
Comments On Proposal

Highways has no objection to the proposed extension and the level of parking is considered acceptable.

Highways has the following comments in respect of the proposed access and wall.

A second access is proposed. Salmond Road is unclassified and therefore planning permission may not be required for the dropped kerb (Planning officer to confirm). However, separate consent will be required from the councils Traffic management team for the access works within the public highway. TM team also have guidance on the provision of in/out accesses, which they refer to as a 'carriageway drive'. The applicant is advised to liaise directly with TM Team regarding this.

From the highway records available, the proposed wall appears to encroach the public highway and therefore needs to be amended. The outer edge of the wall (and pillars) shall be a minimum of 2.95m from the edge of the carriageway. Notwithstanding any planning permission, the applicant would need separate consent for any structure placed within the public highway, which is unlikely to be forthcoming.



In addition to the above, a revised plan is required which provides more detail, and at a larger scale, of the proposed wall. Visibility splays of 2.4m x 43m are required to be indicated from the centre of each access. A visibility splay of 2.4m x 43m from the centre of the adjacent private driveway of No. 6 shall also be indicated. All visibility splays shall be clear of obstructions exceeding 0.6m in height.

The proposed location of the wall as currently shown means that pedestrian visibility splays of 2m x 2m cannot be achieved. Pedestrian visibility splays are required from each access, including the driveway to No. 6 Salmond Road, and these shall be clear of obstructions exceeding 0.6m in height. Highways request a revised plan to address this issue.

The proposed relocation of the telegraph pole will need to be agreed with the apparatus provider. The councils Streetworks team will also need to be notified prior to carrying out any works within the public highway. The applicant will be responsible for all associated costs.

Date:	17/10/24	Signed:	AC
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