

Date: 10 July 2026
Application: 260582



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: 260582

Applicant: MR AND MRS ROBERT NICHOLLS CHARLOTTE PONCIA

Site Address: Manor Cottage, Barkham Street, Barkham, Wokingham, RG40 4PJ

Parish: Barkham

Grid Reference: Easting - 478059, Northing - 166727

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a single storey front porch extension, two storey side and part two storey/single storey rear extension and addition of new site entrance with new front gates alongside walls and railings.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 260582.

The new details are as follows: **Revised Plans showing the following:**

- **Removal of first floor rear bathroom**
- **Hedging implemented along the front boundary wall**
- **String course brickwork to continue on extension**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **24 July 2026**. If you need any more information, please do not hesitate to contact the case officer Annabelle Jones.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Annabelle Jones
Service	WBC Highways	App No:	260582
Address:	Manor Cottage, Barkham Street, Barkham, Wokingham, RG40 4PJ.		
Type of Development:	Other Householder		
Proposal:	Householder application for proposed erection of a single storey front porch extension, two storey side and part two storey/single storey rear extension and addition of new site entrance with new front gates alongside walls and railings.		
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

The Highways received the revised plans to address highways comments dated 7th July 2026.

The revised plan (Drawing No. NL.008C) indicates the northern access will serve as ingress only and the southern access will serve as egress only.

This is considered as an improvement to existing visibility splays to the north, which is acceptable.

Conditions & Reasons (if required)

1. CF6 - PARKING AND TURNING (AS APPROVED)
2. CG3 (AMENDED) - VISIBILITY SPLAYS (APPROVED)
Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with no worse than existing visibility splays. The land within the required visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.
3. CG4 - VISIBILITY SPLAYS FOR PRIVATE DRIVES
4. CH7 (AMENDED: at least 5m from the edge of carriageway) - GATE

SET-BACK
5. I22 - ACCESS CONSTRUCTION

Date:	20/7/2026	Signed:	JP
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