

Date: 14 March 2025
Application: 250563



**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: 250563

Applicant: Mr Melvyn Ratcliffe

Site Address: 2 Larch Avenue, Wokingham, RG41 1EJ

Parish: Wokingham Town

Grid Reference: Easting - 480324, Northing - 169201

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of boundary walls and gates.

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 250563. 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:	JP		
Service	WBC Highways	App No:	250563
Address:	2 Larch Avenue, Wokingham, RG41 1EJ.		
Proposal:	Householder application for the proposed erection of boundary walls and gates.		
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

The existing boundary treatment is approved under Planning Application 221988. This proposal intends to widen the existing access and to reposition the existing gate towards the highway.

While Larch Avenue is a private road, the southern section of the proposed wall and gate will fall within the existing visibility splays and can induce highway safety risks. The Highways would recommend a revised plan to ensure the existing visibilities will not be worsened.

Conditions & Reasons (if required)

Date:	17/3/2025	Signed:	JP
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