

Date: 18 December 2024
Application: 243140



**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,

Full Planning Approval Consultation

Application Number: 243140

Applicant: Mr & Mrs Soni

Site Address: 37 Commons Road, Wokingham, RG41 1JJ

Parish: Wokingham Town

Grid Reference: Easting - 479620, Northing - 170134

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling following demolition of the existing dwelling and detached garage.

Case Officer: Tariq Bailey-Biggs

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 243140. 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:	243140
Address:	37 Commons Road, Wokingham, RG41 1JJ.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling following demolition of the existing dwelling and detached garage.		
Type of Development:	Minor Dwellings (1-9)		
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 site is in relation to a separate planning consent 242171 for replacement of dwelling.

The proposal will replace the existing dwelling with five habitable rooms to a new dwelling with eight habitable rooms. The approved site access and three driveway parking spaces of 4.8m x 2.4m of planning application 242171 will be retained.

No additional traffic impact is anticipated from the replacement of dwelling.

Sustainability

In view of the site is already in use for the existing dwelling, Highways have no objection on site sustainability for the replacement of dwelling.

Access

The approved vehicular access will be retained. No negative impacts on vehicle manoeuvring at forwards gear when leaving the highway are expected.

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retainment of three car parking spaces by utilising the existing dropped crossing is acceptable.

While the proposed garage does not fully meet the council's minimum requirement of 6m x 3m for car parking, the provision garage is not essential to meet the parking standards.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). This is required to be indicated on a plan.

Cycle Provisions

The proposed garage is suitable for cycle storage, which is acceptable.

Refuse Collection Strategy

Kerbside refuse collection arrangement will remain suitable for this site, which is acceptable.

Summary

Subject to the EVCP being indicated on a revised plan, the Highways will have no objection to the proposal.

Conditions & Reasons (if required)

Date:	20/12/2024	Signed:	JP
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