

Date: 18 July 2025
Application: 251596



**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,

Full Planning Approval Consultation

Application Number: 251596

Applicant: Mr Logaseelan Kulasingam

Site Address: 6 Old Bath Road, Sonning, Wokingham, RG4 6TA

Parish: Sonning

Grid Reference: Easting - 475754, Northing - 174518

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 garage.

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 251596. 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:	251596
Address:	6 Old Bath Road, Sonning, Wokingham, RG4 6TA.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling following demolition of the existing dwelling and 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 applicant proposes to replacement the existing dwelling with eight habitable rooms to a new dwelling with seven habitable rooms. The existing garage of dimensions 4.7m x 3.5m will be removed.

No additional traffic impact will be 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 existing access onto Old Bath Road will be retained, which is acceptable.

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 driveway will have sufficient space for at least three driveway parking, which is acceptable.

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 shall be indicated on a plan.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocations will be required per dwelling with 6+ habitable rooms. Alternative cycle storage provision shall be identified in this proposal or when discharging the condition.

The Highways recommend indicating a secured and covered cycle store of appropriate sizes on the site plan, which can accommodate at least three cycles. Alternatively, the retainment of direct access to the rear garden for cycle storage can also be acceptable.

Refuse Collection Strategy

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

Conditions & Reasons (if required)

Date:	22/7/2025	Signed:	JP
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