

Date: 3 October 2025
Application: 252177



**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: 252177

Applicant: Mr Kevin McManus

Site Address: 7A The Ridgeway, Woodley, Wokingham, RG5 3QD

Parish:

Grid Reference: Easting - 476530, Northing - 172031

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed erection of detached, two-storey, 3- bedroom dwelling and demolition of existing garage.

Case Officer: Cameron Young

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 252177. 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 requested from the case officer.

Your observations are required in respect of this application by **24 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252177
Address:	7A The Ridgeway, Woodley, Wokingham, RG5 3QD.		
Proposal:	Full application for proposed erection of detached, two-storey, 3- bedroom dwelling and demolition of existing 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

A Pre-application (Reference 250315) has been submitted prior to the formal planning application. The site is in relation to the previous planning approval 223007. The applicant proposes an alternative dwelling design without the provision of garage, and the numbers of habitable rooms will increase from 5 to 6.

Access

While the existing access onto the Ridgeway is retained, boundary treatment is being proposed between the main dwelling and the new dwelling.

The Ridgeway is subject to 30mph speed limit, which will require visibility splays of 2.4m x 43m to be achieved to the nearside edge of the carriageway in both directions. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height.

The proposed boundary treatment will fall within the required visibility splays of both plots. The applicant shall either confirm that the hedge will not exceed 0.6m in height or revise the proposed boundary treatment.

Parking

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

Two driveway parking spaces of suitable dimensions are proposed, which are acceptable.

EV Charging Points

New dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). It is proposed on Drawing No. 110, which is acceptable.

This may be subject to further authorisation via Building Control.

Cycle Parking

Direct access to the rear garden and covered secure cycle storage are proposed, which are acceptable.

Refuse Collection Arrangement

The approved arrangement remains suitable for this proposal.

Conditions & Reasons (if required)

Date:	6/10/2025	Signed:	JP
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