

Date: 10 June 2025
Application: 251318



**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: 251318

Applicant: Mr & Mrs Hart

Site Address: Hatchgate End, Hatch Gate Lane, Cockpole Green, Wargrave, RG10 8NE

Parish: Wargrave

Grid Reference: Easting - 479988, Northing - 181076

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. 5 bedroom dwelling to include rooflights, 1no. balcony, 2no. Juliet balconies plus solar panels following demolition of existing dwelling.

Case Officer: Marcus Watts

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 251318. 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:	AC		
Service	WBC Highways	App No:	251318
Address:	Hatchgate End, Hatch Gate Lane, Cockpole Green, Wargrave, RG10 8NE.		
Proposal:	Full application for the proposed erection of 1no. 5 bedroom dwelling to include rooflights, 1no. balcony, 2no. Juliet balconies plus solar panels following demolition of existing dwelling.		
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

The existing access will be retained, and this is considered acceptable to serve the replacement dwelling.

The existing level of parking and turning area is considered acceptable.

There are existing outbuildings, and these are considered suitable for cycle storage.

There are suitable locations within the site to provide an EVC point to meet Building Regs Approved Document S.

Conditions & Reasons (if required)

1. CF4 – PARKING (AS APPROVED)

Date:	11/6/25	Signed:	AC
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