

Date: 2 February 2026
Application: 252712



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Dear WBC Highways,

Variation/Removal of Condition Consultation

Application Number: 252712

Applicant: Mrs Harriet Lobacz

Site Address: 10-12 Latimer Road, Wokingham

Parish: Wokingham

Grid Reference: Easting - 480599, Northing - 168497

Type of Development: Major Dwellings (10+)

Proposal: Application to vary condition 2 of planning consent 223691 for the Full application for the proposed erection of 42 residential apartments in three blocks, including on-site parking, shared amenity spaces, enhanced green spaces to support biodiversity and waste storage facilities. Access for neighbouring garages to be provided by 3.7m wide through-route north of the site. Following demolition of the existing buildings. Condition 2 refers to Approved Details, and the variation is proposed changes to meet the current legislation and Building Regulations.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252712.

The new details are as follows: **Revised plans to show improved design and detailing features, a daylight and sunlight assessment as well as an updated energy and sustainability information.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **2 March 2026**. If you need any more information, please do not hesitate to contact the case officer Benjamin Hindle.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Benjamin Hindle
Service	WBC Highways	App No:	252712
Address:	10-12 Latimer Road, Wokingham.		
Type of Development:	Major Dwellings (10+)		
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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 Highways received the revised submission to address the Highways responses dated 19th November 2025. Additional Highways comments dated 9th February 2026 are indicated in blue.

The applicant seeks consent for varying condition 2 of Planning Application Reference 223691 for substituting the approved plans for compliance of current legislation and Building Regulations. It is noted that the sizes and quanta of the approved units will remain the same.

This memo responds to the variation related to highway grounds as summarised below:

- Relocating and rearranging the cycle provisions.
- Relocating the refuse stores.
- Relocating the entrance to Block B.
- Rearranging the carpark layout.

Parking

The approved layout consists of a total of 34 no. car parking spaces (including 6 no. allocated spaces for accessible units and 3 x 3-bed units), and 2 motorcycle spaces. The remaining car parking spaces are unallocated.

The revised site plan has redistributed the parking allocation to retain the approved number of allocated parking (3 no. allocated accessible bays and 3 no. allocated bays), which is acceptable.

The proposed landscaping is repositioned to between Parking Space 26 and the bin store to provide additional clearance for the end-bay, which is welcomed.

The applicant explains that Parking Space #27 can be accessed from the rear, which shall not be considered as a parallel parking provision. While the applicant would be expected to provide a swept path analysis to justify it, given the position of the parking space, it can likely serve as a perpendicular parking, which the proposed dimensions can be acceptable for this instance.

Cycle Provisions

The approved plans include 46 no. secured cycle parking and 8 no. additional visitor cycle spaces. The proposed level of cycle provision remains unchanged.

It is noted that the minimum numbers of numbers of cycle parking required for Block A is 29 and Blocks B & C is 15. The revised cycle provisions accessible to Block A are 30 and that of Blocks B & C are 16, which are acceptable.

However, the proposed cycle store in Drawing no. 28196-PD220A is inconsistent with the details in Drawing No. 28196-PD200A. Revision is needed.

Regarding the secured and covered cycle sheds (of internal dimensions 2m x 1m), the proposed dimensions are unlikely be sufficient for storing two bikes, particularly if the sheds provided shared access for more than one household.

For communal/shared cycle provisions, all proposed cycle stores have to be designed according to LTN 1/20. The proposed arrangement does not fully comply with the minimum dimensions as listed in Table 11-2. This is still relevant.

Table 11-2: Recommended and minimum dimensions for banks of Sheffield stands

	Recommended	Minimum
Bay length (length of cycle parked on a stand)	2m	2m
Bay length (tandems, trailers and accessible cycles)	3.0m	2.5m
Access aisle width (if larger cycles use the end bay only)	3m	1.8m
Access aisle width (if large cycles use internal bays)	4m	3m
Edge access aisle + one bay to the side	5m-6m	3.8m-5m
Central access aisle + one bay to each side	7m-8m	5.8m-7m
Spacing between stands	1.2m	1.0m
Gap between stand and wall (part of bay width)	700mm (typical wheel diameter)	500mm

As the length of a typical bicycle exceeds 1.6m long, the proposed aisle width below 1.8m is undesirable and unattractive for cycle parking.

If the cycle store length and width is a constraint of this site, the applicant may wish to consider providing two-tier cycle racks on only one side and raise the clearance height to at least 2.7m (with reference to Section 11.4 of LTN 1/20), so that the required minimum width edge access aisle plus bays can meet the minimum requirements.

Refuse Stores

According to Manual for Streets and council's waste collection guide, the maximum carrying distances for households (30m) and refuse collection operators (10m) from the collection point. Such standards will apply to all plots within the site.

The applicant clarifies that multiple 360L bins, instead of 1100L bulk bins, will be used for the site. While the Highways understand that 10m maximum carrying distances for the refuse collection operator apply to all communal bin store regardless of the types of bins being used, there will be no highway impact if the council's Cleaner & Greener team can accept the proposed alternative arrangement for waste collection. Otherwise, the applicant shall either revise the proposed position of bin store, or to arrange waste collection from private operator.

Meanwhile, to avoid overspilling of wastes and recyclables to the driveway, the required area of the refuse collection point shall be confirmed with the council's Cleaner & Greener team.

Conditions & Reasons (if required)

Date:	9/2/2026	Signed:	JP
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