

Date: 9 August 2024
Application: 242028



**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: 242028

Applicant: Mr & Mrs Hay

Site Address: 22 Keephatch Road, Wokingham, RG40 1QJ

Parish: Wokingham Town

Grid Reference: Easting - 482130, Northing - 169307

Type of Development: Other Change of Use

Proposal: Full application for the change of use of amenity land to residential garden, including erection of a new boundary fence. (Retrospective)

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 242028. 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:	242028
Address:	22 Keephatch Road, Wokingham, RG40 1QJ.		
Proposal:	Full application for the change of use of amenity land to residential garden, including erection of a new boundary fence. (Retrospective)		
Type of Development:	Other Change of Use		
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 proposal will involve change of use of 19m wide highways verge to residential garden and the erection of a 2.2m height boundary fence to enclose the amenity area. The position of the boundary fence will not impact the visibility splays of the site.

However, it is relevant to assess if the proposed boundary fence will reduce visibility from the driveway of the neighbouring site. The speed limit of Hughes Road is 30mph, which will require 2.4m x 43m visibility splays to be achieved. The position of access of 28 Hughes Road has referred to the approved access plan of Planning Application Reference 041103.

Impacts on Visibility from 28 Hughes Road

Despite 2.4m x 43m left-hand visibility splay cannot be achieved from the edge of the carriageway after the erection of proposed boundary fence, as the site is adjacent to a roundabout, vehicles entering and leaving the roundabout are not anticipated to cross the centre line from opposite directions.

Alternative measurement of left-hand visibility splay from the centre line can be accepted. The 2.4m x 43m left-hand visibility splay from the centre line of carriageway can be retained, which is acceptable.

The 2m x 2m pedestrian visibility can be retained, which is acceptable.

Conditions & Reasons (if required)			
It is a retrospective planning application, but if applicable:			
1. I27 - WORKS AFFECTING THE PUBLIC HIGHWAY			
Date:	12/8/2024	Signed:	JP