

Date: 18 December 2025
Application: 252927



**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: 252927

Applicant: Miss Ikra & Zylaikha Arif

Site Address: 43 Old Bath Road, Sonning, Wokingham, RG4 6SY

Parish: Sonning

Grid Reference: Easting - 475424, Northing - 174212

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling with associated parking and landscaping, following demolition of the existing dwelling.

Case Officer: Kieran Neumann

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 252927. 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 **11 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	252927
Address:	43 Old Bath Road, Sonning, Wokingham, RG4 6SY.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling with associated parking and landscaping, following demolition of the 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

General

The proposal seeks the demolition of the existing dwelling comprising nine habitable rooms and the erection of a new dwelling comprising ten habitable rooms.

The site is already in residential use; therefore, Highways have no objection to the sustainability of the proposal.

Highways have no concerns regarding the traffic impact of the proposed replacement dwelling.

Access

While the development proposals include the widening of the driveway to facilitate the proposed parking arrangements, there is no proposed widening to the existing 4.3m wide dropped crossing. The applicant is required to clarify if the proposed parking arrangement can be accessed by utilising the existing dropped crossing.

Whenever applicable, the applicant should provide a plan that clearly indicates all changes to the existing access arrangement. If the applicant may wish to widen and/or alter the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width and/or position of the new dropped crossing. Sufficient visibility shall also be demonstrated.

Car Parking

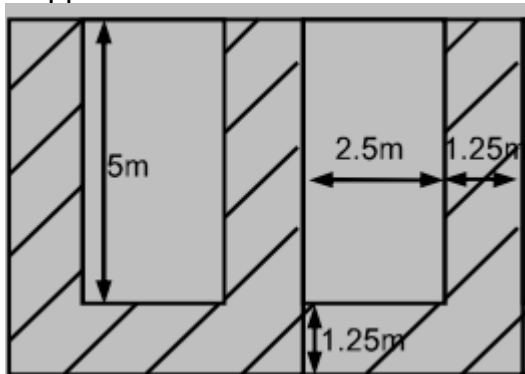
The proposed development requires three car parking spaces under WBC standards. WBC requires minimum dimensions of 5.0m x 2.5m for each car parking space.

The plans show four driveway car parking spaces, consisting of two sets of tandem spaces. This adequately accommodates the parking demand.

WBC require a garage that is to accommodate car parking and cycle storage to be 7.0m x 3.0m. Garages to accommodate car parking only are to be 6.0m x 3.0m. The proposed garage is shown as 5.5m x 5.0m.

Despite garage is not essential for complying with the council's parking standards, the length of this should be increased to 6.0m if it is intended to accommodate car parking. The excess width is considered suitable to accommodate cycle storage in addition to car storage, subject to the increased length.

It would be desirable for clearance between the parking spaces and the dwelling to be provided to improve manoeuvrability. As the Planning Statement dated Nov 2025 states that the proposed dwelling has been designed to cater for elderly or mobility-impaired family members, more space around the parking spaces may be beneficial. The applicant may wish to consider the recommended design for disabled parking, if applicable:



Cycle Parking

The development requires three cycle parking spaces in accordance with WBC standards for dwellings with 6+ habitable rooms. These can be accommodated within the garage, subject to the garage being increased to the required dimensions if it is to be used for both car and cycle storage.

The applicant indicates four cycle parking spaces within the proposed garage, which is acceptable regardless of the garage will be lengthened to 6m for car parking.

EV Charging Point

The dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). The position of the EVCP has been indicated on a plan, which is welcomed.

Refuse Collection

The applicant has indicated the bin storage point on the plans. This is acceptable on Highways grounds.

Summary

Subject to no proposed changes on the existing dropped crossing, the Highways will have no objection to the proposal (no highway conditions).

Conditions & Reasons (if required)

Date:	09.01.2026	Signed:	JP [LS]
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