

Date: 18 September 2024
Application: 242189



**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: 242189

Applicant: Mr Justin Rogers

Site Address: Norton Road Riseley, RG7 1SH

Parish: Swallowfield

Grid Reference: Easting - 472166, Northing - 162935

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 the demolition of the existing dwelling.

Case Officer: Rowan Reynolds

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 242189. 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:	242189
Address:	Norton Road Riseley, RG7 1SH.		
Proposal:	Full application for the proposed erection of 1 No detached dwelling with associated parking and landscaping following the demolition of the existing dwelling.		
Type of Development:	Minor Dwellings (1-9)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

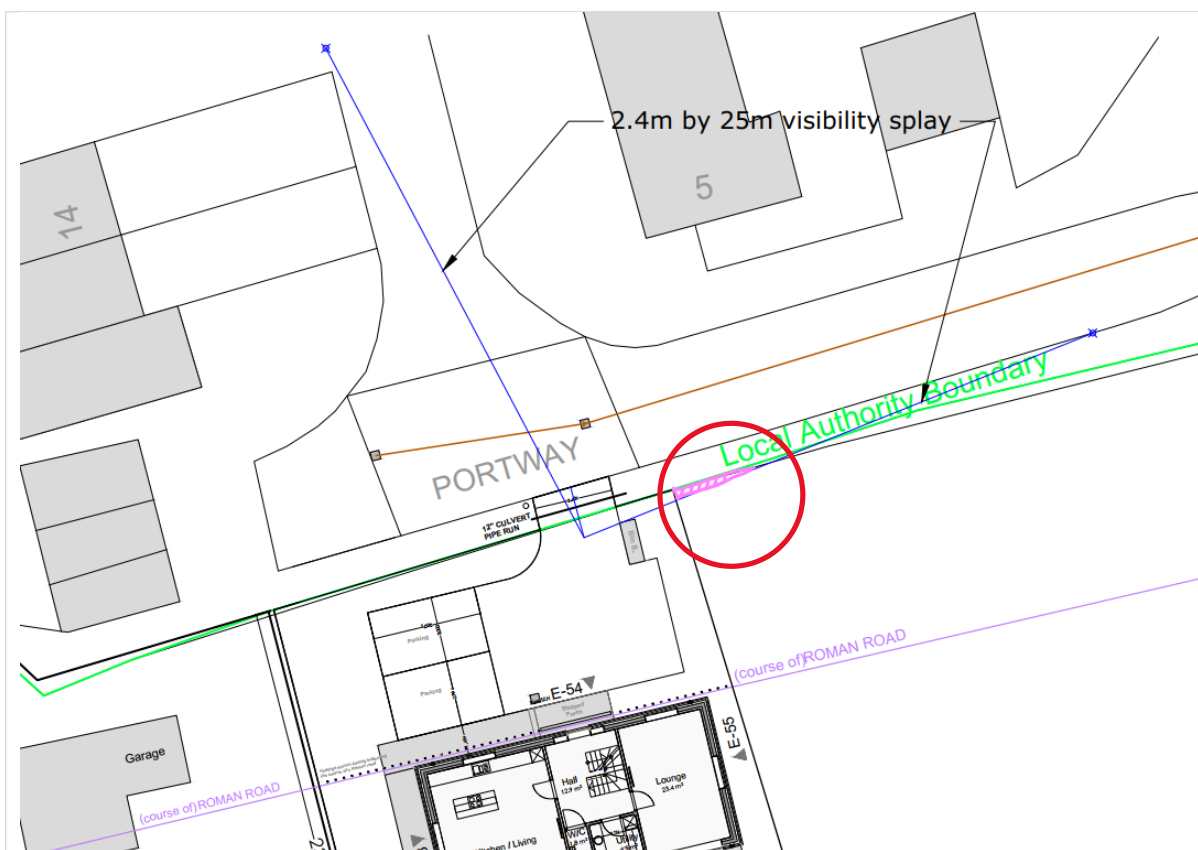
- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

This application relates to provision of a new access onto WBC public highway. This is required to serve a new dwelling located within Hart District Council boundary, which is subject to a separate planning application (PA 242324 refers). That application includes an appropriate level of parking and cycle storage in accordance with Hart DC standards.

The access onto Portway is to serve the proposed dwelling as indicated on the submitted drawings (Site plan - Drg No. 9332-205-Rev2). Portway is public highway.

The submitted transport statement contains details of visibility splays to be provided at the access. Although 2.4m x 25m is considered acceptable in principle, the sightline to the east includes land outside of the red line. A revised plan is required to address this (see below, hatched pink).



There is an existing lamp column adjacent to the proposed access and it is likely that there will be utility services within the highway verge. Should the lamp column (or any utilities) require relocation this will need to be agreed with the council's Street lighting engineer (or utility company) and the applicant shall be responsible for all associated costs.

The councils Highway Agreements team have advised that provision of an access in this location would require significant engineering works due to the culverting of the ditch between the application site and the carriageway. The councils Drainage team will also need to be consulted.

Although Highways DC have no objection in principle to the access, this is subject to a detailed engineering specification to be agreed with the council's Highway Agreements team. **Any planning permission does not authorise construction of the access**, which will be subject to separate approval and the applicant will need to be made aware of this. A s278 / Minor works Agreement will need to be entered into.

Alternatively, the applicant may wish to consider withdrawing the application and contact the S278 engineer to agree the access engineering works prior to pursuing planning permission.

Conditions & Reasons (if required)

Subject to a revised plan being received to address visibility splays:

1. CH1 - ACCESS BEFORE OCCUPATION/TO BE AGREED
2. **CG2 - VISIBILITY SPLAYS (TO BE APPROVED)**
or CG3 - VISIBILITY SPLAYS (APPROVED)
3. I22 - ACCESS CONSTRUCTION
4. I24 - OFF-SITE WORKS (S.278/Minor works)
5. I27 - WORKS AFFECTING THE PUBLIC HIGHWAY

Date:	23/9/24	Signed :	AC
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