

Date: 2 October 2025
Application: 252297



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 252297

Applicant:

Site Address: 26 Wargrave Road, Twyford, Wokingham, RG10 9PQ

Parish: Twyford

Grid Reference: Easting - 478796, Northing - 176225

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no dwelling with associated access and landscaping.

Case Officer: Connie Davis

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 252297. 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 **23 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	252297
Address:	26 Wargrave Road, Twyford, Wokingham, RG10 9PQ.		
Proposal:	Full application for the proposed erection of 1no dwelling with associated access and landscaping.		
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 proposed development is for the erection of one dwelling. Access is to be provided from the existing turning head on Hermitage Drive. Two parking spaces are proposed.

Sustainability

Highways have no objection to the sustainability of the development.

Traffic Impact

The proposed development is unlikely to have a significant impact on the local highway network.

Access

The turning head onto Hermitage Drive will be amended and used for access. A separate consent for the dropped crossing will be required from Traffic Management. Highways raise safety concerns regarding the current level of parking that occurs in the turning head. To satisfy the highway safety concerns of the proposed development, Highways recommend the applicant apply to Traffic Management to provide yellow lines on the access.

Car Parking

Two car parking spaces is considered appropriate for the proposed number of habitable rooms. WBC standards state the minimum dimensions of 2.5m x 5.0m for each car parking space.

One EV charging point shall be provided. This is a requirement from Building Regulations (Approved Document S).

Cycle Parking

Two cycle parking spaces are required. The applicant shall indicate direct access to the rear garden and cycle store on the plan. This is to be secured via condition.

Refuse

The applicant is to provide refuse store location demonstrating it is in accordance with Manual for Streets which states the maximum refuse carrying distance for residents of no more than 30m, and 25m for refuse vehicles to the storage point.

Conditions & Reasons (if required)

CF4 - PARKING (AS APPROVED)

CF9 - CYCLE PARKING (TO BE APPROVED)

DROPPED CROSSING (to achieve TM guidance):

The development shall not be occupied until the vehicular access from the highway has been altered to provide a centralised circa 3.6m wide dropped crossing, unless agreed otherwise, in writing, by WBC Traffic Management.

EV Charging (to be approved)

Prior to occupation of the development, details of the Electric Vehicle Charging point(s), including, on-site infrastructure and the location of the charging point(s) shall be submitted for approval by the Local Planning Authority. The EVC point(s) shall be installed in accordance with the approved details and shall be permanently retained and made available for the purpose of charging a vehicle, unless agreed otherwise, in writing, by the LPA. *Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).*

Date:	16.10.25	Signed:	Stantec LS
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