

Date: 10 July 2025
Application: 251586



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 251586

Applicant: Mr Usman Ulhaq

Site Address: 8 Culver Lane, Earley, Wokingham, RG6 1DS

Parish: Earley

Grid Reference: Easting - 474265, Northing - 172971

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a 1-bedroom detached dwelling within the curtilage land along with associated access, parking and bin storage plus new crossover, dropped kerb following demolition of existing detached garage and conservatory to No 8, Culver Lane and new crossover onto Culver Lane.

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 251586. 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:	251586
Address:	8 Culver Lane, Earley, Wokingham, RG6 1DS.		
Proposal:	Full application for the proposed erection of a 1-bedroom detached dwelling within the curtilage land along with associated access, parking and bin storage plus new crossover, dropped kerb following demolition of existing detached garage and conservatory to No 8, Culver Lane and new crossover onto Culver Lane.		
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 applicant proposes to subdivide the existing site to reduce the numbers of habitable rooms of the existing dwelling from 5 to 4, demolish the existing garage, and erect an additional dwelling with three habitable rooms. Five parking spaces are proposed within the red line. A new access onto Culver Lane is proposed.

Given the proposed dwelling is self-contained and served with an independent access, the Highways will consider it to be an independent dwelling.

As the site is currently functioned as general amenity to the existing house, Highways will have no objection on site sustainability for the proposal.

Traffic Impacts

The traffic generated from one new dwelling will unlikely have significant impact on the local highway network.

Access

New Access onto Culver Lane

The existing dwelling will be accessed via a new access onto Culver Lane, which the driveway and visibility splays has been approved under 220650.

Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Existing Access onto Anderson Avenue

The applicant proposes to widen the existing access onto Anderson Avenue to serve the proposed dwelling.

The recommended maximum width by the Traffic Management team is 3.6m. The applicant shall consider utilising the existing dropped crossing by providing tandem parking. If widening of dropped crossing is required, separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing.

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location will require a minimum of two parking for the existing dwelling and one parking for the proposed dwelling within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the five proposed parking spaces meet the council's requirement, as mentioned in the 'Access' section, the applicant shall reconsider the parking arrangement that will access via Anderson Avenue.

EV Charing Points

New dwelling is expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). The applicant is required to indicate the provision of EVCP in the revised submission.

Cycle Parking

According to the WBC Parking Standards, one cycle parking allocation will be required per dwelling for three or less habitable rooms, two will be required for dwelling with 4-5 habitable rooms.

The existing garage of suitable dimensions for cycle storage has been removed from the proposal. Alternative cycle storage provisions (e.g. direct access to the rear garden, cycle store or garage of suitable sizes) shall be identified for both dwellings in this proposal, or when discharging condition.

Refuse Collection Strategy

Kerbside refuse collection arrangement will remain suitable for this site, which is acceptable.

Conditions & Reasons (if required)

Date:	14/7/2025	Signed:	JP
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