

Date: 30 September 2025
Application: 251821



**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: 251821

Applicant: Mr R WILLMOTT

Site Address: 67 Ellis Road, Crowthorne, Wokingham, RG45 6PP

Parish: Wokingham Without

Grid Reference: Easting - 483780, Northing - 164670

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. replacement dwelling and bike store, following demolition of existing dwelling and garage.

Case Officer: Cameron Young

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 251821. 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 **21 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251821
Address:	67 Ellis Road, Crowthorne, Wokingham, RG45 6PP.		
Proposal:	Full application for the proposed erection of 1no. replacement dwelling and bike store, following demolition of existing dwelling and garage.		
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 replacement the existing dwelling with six habitable rooms to a new dwelling with ten habitable rooms. The existing garage of dimensions 7.7m x 5.6m will be replaced with a new garage of dimensions 6.6m x 5.7m.

No additional traffic impact will be anticipated from the replacement of dwelling.

Sustainability

In view of the site is already in use for the existing dwelling, Highways have no objection on site sustainability for the replacement of dwelling.

Access

The two existing accesses onto Ellis Road will be retained, which is acceptable.

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The WBC minimum sizes of a single garage for parking are 6m x 3m.

The driveway will have sufficient space for at least three driveway parking, which is acceptable.

Despite garage is not essential for complying with the council's parking standards, the Highways welcome the provisions of a single garage parking, which count towards 0.5 space. If the applicant intends to provide a garage for two parking spaces, the applicant may wish to increase the garage dimensions to a minimum of 6mx 6m internally.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). This has to be indicated on a plan.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocations will be required per dwelling with 6+ habitable rooms.

A cycle store of dimensions 2.3m x 1.7m is proposed at the rear garden, which is considered suitable for cycle storage.

Refuse Collection Strategy

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

Conditions & Reasons (if required)

Date:	2/10/2025	Signed:	JP
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