

Date: 6 November 2024
Application: 242727



**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: 242727

Applicant: Miss Kellie Johnson

Site Address: Land to rear of 12 Shepherds Hill, Woodley, Wokingham, RG6 1BB

Parish: Woodley

Grid Reference: Easting - 475150, Northing - 173981

Type of Development: Minor Dwellings (1-9)

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

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 242727. 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:	242727
Address:	Land to rear of 12 Shepherds Hill, Woodley, Wokingham, RG6 1BB.		
Proposal:	Full application for the proposed erection of 1 no. three bedroom detached dwelling with associated parking and landscaping following demolition of the existing detached 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 site is in relation to an approved planning application 241865. The proposed numbers of habitable rooms have increased from 5 to 7 in this application.

The proposal will demolish the existing 5m x 3.5m garage and convert into a new dwelling with 7 habitable rooms. As the existing garage does not fully meet the council's requirement for car parking, there will be no loss of garage parking space. Two driveway parking are proposed within the red line.

The traffic generated from one new dwelling is unlikely to have significant impacts on the wider highway network.

Access

Two existing rear accesses will be utilised for the new dwelling, the access to the west will be the driveway entrance and the one to the east will be the driveway exit. It is expected that vehicle will access the site by utilising the existing dropped crossing, which is acceptable.

Same as the approved planning application 241865, visibility splay of 2.4m x 70m has been demonstrated at the driveway exit to the left of the carriageway. As the existing accesses will be retained, it does not worsen the existing visibilities of vehicles/pedestrians, which is therefore acceptable.

Parking

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

Two driveway parking of suitable dimensions are proposed by utilising the existing dropped crossing, which is acceptable.

EV Charing Points

New dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S), which shall be covered during the planning application. The applicant is required to confirm a EVC will be provided within the red line and indicate the EVCP on the revised parking plan.

Cycle Parking

According to the WBC Parking Standards, three cycle parking allocations will be required for dwelling with 6+ habitable rooms. While the provision of covered cycle store is welcomed, the proposed garden store is unlikely be large enough to cycle three cycles. It will be conditioned if the details of cycle parking are not revised in this proposal.

Refuse Collection Arrangement

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

Conditions & Reasons (if required)

Upon the confirmation of EVCP, the Highways will have no objection to the proposal subject to the conditions below:

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	12/11/2024	Signed:	JP
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