

Date: 21 February 2025
Application: 250414



**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,

Householder Consultation

Application Number: 250414

Applicant: Mr Pete Abbott

Site Address: Wyse Hill Lodge, The Village, Finchampstead, Wokingham, RG40 4JR

Parish: Finchampstead

Grid Reference: Easting - 479157, Northing - 163132

Type of Development: Other Householder

Proposal: Householder application for the proposed creation of a new access and associated landscaping.

Case Officer: Ben McEwan

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 250414. 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:	250414
Address:	Wyse Hill Lodge, The Village, Finchampstead, Wokingham, RG40 4JR.		
Proposal:	Householder application for the proposed creation of a new access and associated landscaping.		
Type of Development:	Other Householder		
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 related to a previous planning refusal reference 222908. The proposed driveway has been lengthened by 2.1m long in this proposal.

This proposal involves creation of a new access onto the B3348, Fleet Hill. Fleet Hill is a classified B Road and is subject to speed limits of 30mph. The applicant has assessed the 2.4m x 43m visibility splays from the nearside edge of carriageway in both directions, which is welcomed.

It shall be reminded that the sightlines shall be clear of obstructions to visibility exceeding 0.6m in height.

While the swept path analysis is not assessed with a large saloon car, the driveway is likely to provide sufficient space for a large saloon car to manoeuvre, which is acceptable for this instance.

The applicant is required to confirm if the existing access will be stopped up or retained.

Miscellaneous

Notwithstanding any planning permission, the applicant will be required to gain separate Highways consent for the access.

An access in this location might be subject to an appropriate engineering solution due to different ground levels. It is recommended that the applicant liaises with the council's Highway Agreements team, if a minor works agreement may be necessary.

Meanwhile, the recommended maximum width by the Traffic Management team is 3.6m. Separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing.

Due to the presence of ditch across the proposed access, the council's Drainage officer will also need to be consulted to ensure any alterations to the existing drainage in this location are managed.

Conditions & Reasons (if required)

1. 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 (this work will need separate authorisation by the Borough's Traffic Management section – see informative below). – DROPPED CROSSING
2. CG3 [INSERT: 2208008 - 02] - VISIBILITY SPLAYS (APPROVED)
3. CG5 - SURFACING OF ACCESS
4. CF8 - TURNING (APPROVED)
5. I22 - ACCESS CONSTRUCTION
6. I27 - WORKS AFFECTING THE PUBLIC HIGHWAY

Subject to the confirmation of stopping up/retaining the existing access:

7. CH2 - STOPPING UP ACCESS (if applicable)

Date:	25/2/2025	Signed:	JP
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