

Date: 21 March 2025
Application: 250666



**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: 250666

Applicant: Mr Sajad Bashier

Site Address: 20 Culver Lane, Earley, Wokingham, RG6 1DT

Parish: Earley

Grid Reference: Easting - 474326, Northing - 173001

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of 2 no detached outbuilding's (part - retrospective).

Case Officer: Tariq Bailey-Biggs

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 250666. 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:	AC		
Service	WBC Highways	App No:	250666
Address:	20 Culver Lane, Earley, Wokingham, RG6 1DT.		
Proposal:	Householder application for the proposed erection of 2 no detached outbuilding's (part - retrospective).		
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

The proposed garage meets the councils standards for parking a vehicle however this is not a requirement as there is existing driveway parking to the front of the dwelling. The proposed car port allows the gates to open and also maintains a clear access to the garage.

Highways has no objection to the proposed outbuildings on the basis that they remain ancillary to the main dwelling.

There does not appear to be a formal dropped crossing to the existing access (which has been in place for 12+ years). Highways recommend that the applicant liaise with WBC traffic management team to regularise the situation.

Conditions & Reasons (if required)

1. OUTBUILDINGS TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed (INSERT: outbuildings) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking

2. I22 - ACCESS CONSTRUCTION

Date:	25/3/25	Signed:	AC
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