

Date: 24 March 2025
Application: 250621



**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: 250621

Applicant: Mr & Mrs Kevin & Angela Tolcher

Site Address: 30 Wiltshire Avenue, Crowthorne, Wokingham, RG45 6NQ

Parish: Wokingham Without

Grid Reference: Easting - 483793, Northing - 164532

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a 4 bedroom detached dwelling following demolition of existing dwelling.

Case Officer: James Fuller

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 250621. 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:	250621
Address:	30 Wiltshire Avenue, Crowthorne, Wokingham, RG45 6NQ.		
Proposal:	Full application for the proposed erection of a 4 bedroom detached dwelling following demolition of existing dwelling.		
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

The existing access onto Wiltshire Avenue will be retained and this is considered acceptable to serve the replacement dwelling.

The proposed level of parking meets WBC parking standards and is therefore considered acceptable.

An EVC point location has been indicated and this is welcome. The provision of this is to be secured through Building Regs Approved Doc S.

The development will be expected to provide secure and covered cycle storage for a minimum of three cycles. This shall be in an accessible location with footpath access identified. Further details to be submitted with the application or to be secured by condition.

Conditions & Reasons (if required)

1. CF4 - PARKING (AS APPROVED)
2. CF9 (AMEND: Prior to occupation...) - CYCLE PARKING (TO BE APPROVED)

Date:	26/3/25	Signed:	AC
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