

Date: 18 November 2024
Application: 242858



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242858

Applicant: Mr D Fail

Site Address: 106 Ellis Road, Crowthorne, Wokingham, RG45 6PH

Parish: Wokingham Without

Grid Reference: Easting - 483523, Northing - 164664

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of 1no. four bedroom dwelling, following the demolition of existing garage, plus new dropped kerb.

Case Officer: Rowan Reynolds

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 242858. 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:	242858
Address:	106 Ellis Road, Crowthorne, Wokingham, RG45 6PH.		
Proposal:	Full application for the proposed erection of 1no. four bedroom dwelling, following the demolition of existing garage, plus new dropped kerb.		
Type of Development:	Minor All other developments		
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 traffic associated with one additional dwelling will not have a significant impact on the highway network.

The site is considered to be in a reasonably sustainable location, situated amongst existing residential development and within 1km Crowthorne town centre. There are a variety of services and amenities within acceptable walking and cycling distance. Ellis Road has good accessibility with footways on both sides and street lighting.

Access

There is an existing access into the site, however, it is proposed to relocate this further east and Highways has no objection to this. The submitted drawing demonstrates acceptable visibility splays onto Ellis Road will be retained (2.4m x 43m).

The new access shall be surfaced with a hard bound material, as indicated on the submitted drawing.

Pedestrian visibility splays will be available across the proposed grass verge frontage.

The existing access to No. 106 will be retained and this is acceptable.

The access works are subject to separate consent from the Council's Traffic Management team, including the reinstatement of the existing kerbs and highway crossover to a suitable specification. The applicant shall also be responsible for any impact from the development to the existing traffic regulation markings or signage.

Parking

The proposed development provides a single garage and driveway parking for a minimum of two vehicles. The garage meets the council's minimum dimensions for parking. On the basis that this is retained, the level of parking is considered acceptable and meets WBC parking standards.

Turning area has been indicated and this is welcome.

Three parking spaces have been indicated retained for 106 Ellis Road and this is considered acceptable.

Cycle storage

Secure and covered cycle storage has been indicated and although this is welcome, Highways recommend that the provision be increased to three cycles. Detailed design of the cycle store can be secured by condition.

EVC

An EVC point will be required in accordance with Building Regs. It is considered that there is sufficient scope within the proposed site layout to accommodate this.

Refuse storage

There is sufficient space within the site to accommodate refuse and recycling storage, without impact on parking or access requirements. Existing kerbside collection will be utilised.

Construction method statement

It is recommended that a Construction Method Statement is submitted prior to commencement of development. This shall include specific measures to avoid impact to the pedestrian access to Oaklands School and to manage deliveries, loading and site operative parking.

Conditions & Reasons (if required)

1. CF2 – GARAGE RETAINED FOR PARKING
2. CF6 – PARKING & TURNING (AS APPROVED)
3. CF9 (AMEND: Prior to occupation) – CYCLE PARKING (TO BE APPROVED)
4. CG7 - ACCESS BEFORE OCCUPATION
5. CH2 - STOPPING UP ACCESS
6. CH8 - CONSTRUCTION METHOD STATEMENT
7. I22 - ACCESS CONSTRUCTION
8. I23 - MUD ON THE ROAD
9. I27 - WORKS AFFECTING THE PUBLIC HIGHWAY

Date:	20/11/24	Signed:	AC