

Date: 30 September 2025
Application: 251774



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Dear WBC Highways,

Outline Planning Approval Consultation

Application Number: 251774

Applicant: Mr K Andrews

Site Address: 1B Old Sawmill Lane, Crowthorne, Wokingham, RG45 6LN

Parish: Wokingham Without

Grid Reference: Easting - 484204, Northing - 164880

Type of Development: Minor Dwellings (1-9)

Proposal: Outline application for the proposed erection of 2no. self-build dwellings with associated parking and access. (All matters reserved except for access, layout and scale).

Case Officer: Benjamin Hindle

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 251774. 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 requested from the case officer.

Your observations are required in respect of this application by **21 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	251774
Address:	1B Old Sawmill Lane, Crowthorne, Wokingham, RG45 6LN.		
Proposal:	Outline application for the proposed erection of 2no. self-build dwellings with associated parking and access. (All matters reserved except for access, layout and scale).		
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 Local Highways Authority (LHA) was consulted regarding application no. 251774 for Land at 1B Old Sawmill Lane. The LHA understand this proposal is an outline application for two new self-build dwellings, for all matters reserved except access, layout and scale. The site access would require minor widening work to the private road section of Old Sawmill Lane.

The site is adjacent to Bracknell Forest Council. Bracknell Forest Council Highway Authority shall be consulted with for this application.

Sustainability

The site is within acceptable walking distance to an acceptable range of local services, facilities and bus stops with regular services. Highways have no objection to the sustainability of the site.

Traffic Impacts

The scale of development is unlikely to have a significant impact on the wider highway network.

Access

It is proposed to create a new access onto the private road section of Old Sawmill Lane. The private road shall be widened and resurfaced to accommodate two-way traffic.

It is noted that the private road section of Old Sawmill Lane provides accesses to the rear garages of the neighbouring properties. To determine the appropriate width of the shared drive, the applicant is required to clarify how many properties have legal rights of vehicle access on the private road section of Old Sawmill Lane.

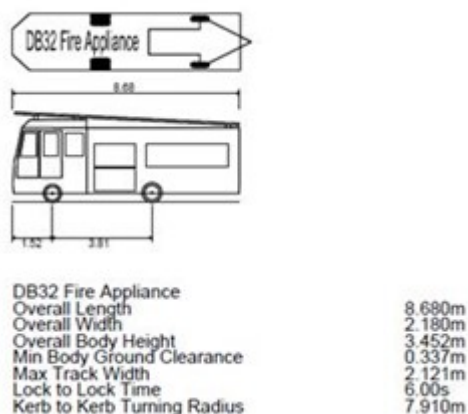
The LHA require confirmation from the applicant as to whether or not the proposed site frontage will be offered for highway adoption. Whatever the case, this would require design in accordance with WBC Living Streets Highways Design Guide.

If the proposed site frontage would be adopted, separate consent for dropped crossings from the Traffic Management Team would be required. The recommended maximum width for dropped crossing by the TM team is 3.6m.

Access to the parking spaces is provided for both dwellings directly off the private section of Old Sawmill Lane. A minimum of 4.1m wide driveway clearance shall be provided for the shared access drive.

Visibility splays shall be provided according to Manual for Streets. The LHA would welcome an indication of pedestrian visibility splays of 2.0m x 2.0m on the plans provided.

The applicant is required to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear to within 40m reach to the furthest point of the dwelling. The council has adopted the following dimensions for fire tenders:



Parking

The Proposed Site Plan shows 4 car parking spaces. The number of habitable rooms is not known.

The car parking provision shall comply with WBC's Parking Standards. Each parking space shall have minimum dimensions of 5.0m x 2.5m. This is to be resolved at Reserved Matters stage.

The LHA would remind the applicant of the requirement to provide an additional unallocated visitor parking space if all four spaces proposed are to be allocated.

EV Charging Point

Each dwelling will be expected to provide a minimum of one Electric Vehicle Charging Point (EVCP) under the latest Building Regulations (Approved Document S). The position of the EVCP for each dwelling will be required to be provided at Reserved Matters stage on a plan.

Cycle Provision

The DAS states that the proposal includes sufficient additional space for cycle storage. Cycle parking provision is to be provided in accordance with WBC Parking Standards. The applicant shall indicate direct access to the rear garden or cycle storage in the Reserved Matters stage.

Refuse Collection Strategy

The DAS states that proposal includes sufficient additional space for refuse storage. No further detail is provided. The applicant is to provide refuse store location demonstrating it is in accordance with Manual for Streets which states the maximum refuse carrying distance for residents of no more than 30m, and 25m for refuse vehicles to the storage point in the Reserved Matters stage.

However, a turning head may be required to accommodate a refuse vehicle, and this shall be included as part of the outline application. The Cleaner and Greener team should be consulted with regarding this point.

Conditions / Reasons for Refusal

Date:	14.10.25	Signed:	Stantec LS
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