

Date: 12 November 2025
Application: 252726



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: 252726

Applicant: Mr and Mrs Bailes

Site Address: Chilterns, Thames Drive, Charvil, Wokingham, RG10 9TP

Parish: Charvil

Grid Reference: Easting - 476761, Northing - 177218

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a self-build dwelling with annexe, attached two bay carport and associated landscaping works following demolition of existing dwelling and outbuilding.

Case Officer: Claire Moore

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 252726. 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 **3 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP (SW)		
Service	WBC Highways	App No:	252726
Address:	Chilterns, Thames Drive, Charvil, Wokingham, RG10 9TP.		
Proposal:	Full application for the proposed erection of a self-build dwelling with annexe, attached two bay carport and associated landscaping works following demolition of existing dwelling and outbuilding.		
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

Plan to build a new self-build home with an annexe, a two-bay carport, and landscaping, following demolishing the current bungalow, garage and outbuilding. Given the nature and scale of the annexe, the Highways assume it will be ancillary to the main dwelling. There is an increase of one habitable room therefore the proposed dwelling will provide a total of 10 habitable rooms.

The site is located off Thames Drive, PRoW (SONN8 and CHAR6). The dwelling is the last house on Thames Drive. At the end of the road, near the access to the dwelling, is a gate for pedestrians to access the footpath. The proposed red line does not connect with the public highways.

It is relevant to note that the access road to the site is a mix of byway open to all traffic and footpath, and is not part of the public highways. The applicant is expected to include all required land for the private right of access to the site to be part of the blue line, and to confirm the applicant retain the same level of control on the land that is not part of the public highways. If applicant cannot demonstrate reasonable right of access at the proposed site and to the public highway, the Highways may recommend refusal to this applicant.

As the proposals are for the replacement of an existing dwelling, Highways have no objection to sustainability. No additional traffic is anticipated for the proposals.

Access

The existing access to the site from Thames Drive is to be retained which is acceptable. It is proposed that the existing gatehouse structure will be removed and a new gate will be provided. The proposed access arrangements are acceptable.

The proposals include an annex, as shown in Drawings 333 (PL) 120 and 333 (PL) 121. In view of the scale and nature of the annexe, the applicant shall confirm the annex is ancillary to the main dwelling. This will be secured via condition.

Vehicle Parking

Three car parking bays are indicated on the submitted Proposed Ground Floor plan (333 (PL) 120) which adhere to the minimum dimensions outlined in the WBC Parking Standards (5.0m x 2.5m per space). Two spaces are located in a car port, and the third adjacent to the car port. The car port is an appropriate size and exceeds the minimum dimensions for a car port / garage in WBC Parking Standards. This is an acceptable level of parking for the proposed dwelling.

EV Charging Point

New dwellings will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). This has to be indicated on the plan.

Cycle Parking

In Section 6.44 of the Planning Statement, it states that “*undercover, lockable cycle storage is proposed in the ground floor of the proposed annex*”. The proposed garage storage is considered suitable for cycle storage, which is acceptable.

Construction

It is acknowledged that access to the property is constrained along Thames Drive which has a weight restricted bridge. As mentioned above, Thames Drive is a footway, and Milestone Avenue is a byway. The applicant shall submit a Construction Method Statement detailing how construction activities will be managed to mitigate potential impacts on access and safety along Milestone Avenue and Thames Drive. This is to be reviewed by the WBC PRoW team. This requirement can be secured via condition.

Conditions & Reasons (if required)

Subject to the application boundary and EVCP is updated as commented, the Highways will have no objection to the proposal subject to the following conditions:

1. ANNEXE TO REMAIN ANCILLARY TO MAIN DWELLING
2. CH8 – CONSTRUCTION METHOD STATEMENT

Date:

26.11.2025

Signed:

JP (SW)