

Date: 25 February 2026
Application: 260287



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 260287

Applicant: Mr S Khan

Site Address: Land to the rear of 16 and 17 Arnside Close, Twyford, RG10 9BS

Parish: Twyford

Grid Reference: Easting - 478914, Northing - 177035

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling with associated parking, amenity space and access including creation of a new dropped kerb.

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 260287. 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 **20 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TH]		
Service	WBC Highways	App No:	260287
Address:	Land to the rear of 16 and 17 Arnside Close, Twyford, RG10 9BS.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling with associated parking, amenity space and access including creation of a new dropped kerb.		
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 proposals are for the erection of 1 dwelling of six habitable rooms with a new access, associated parking and amenity space located on the land to the rear of 16 and 17 Arnside Close in Twyford.

The applicant is expected to follow the appropriate legal procedures in coordination with the owners of 16 and 17 Arnside Close as the proposed dwelling is in part of the gardens of these properties. As confirmed in the application form, the applicant has served notice on Certificate B to the owners of 16 and 17 Arnside Close. Subject to Certificate B have been certified, the applicant shall indicate those plots within the application blue line.

Highways will have no objection to the site in regard to sustainability given that it is within the site boundary of existing residential amenity space. The trip generation associated with one dwelling is unlikely to have a significant impact on the wider highway network.

Access

The proposals include a new access and dropped crossing on Chaseside Avenue, though the details provided are minimal. The applicant is to consult with Traffic

Management separately regarding the proposed width and location of the new access arrangements. The recommended maximum width by the Traffic Management team of a dropped kerb is 3.6m.

The access shall be surfaced with a permeable and bonded material across the entire width of the access for a distance of 10m measured from the carriageway design. This is to be secured by condition.

Chaseside Avenue is subject to a 30mph speed restriction which requires visibility splays of 2.4m x 43.0m to be provided in accordance with MfS. As the proposed driveway crosses a footway, 2.0m x 2.0m pedestrian visibility splays are required. The sightlines shall be across land within the applicant's control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height.

Given the site location, visibility does not appear to be an issue, however it should still be provided by the applicant as a new access is proposed.

The furthest point of the proposed dwelling is within 40m from the public highway; therefore, the Highways have no concern regarding fire tender access.

Parking

Car parking is to be provided in line with WBC Parking Standards, with each space having the minimum dimensions of 2.5m x 5.0m.

For a dwelling of 6 habitable rooms in a '*Town and Fringe*' location, two parking spaces are required which is in line with the proposals. The parking spaces shown in the proposed plan meet the minimum required dimensions.

The proposed car parking along the 3.6m wide driveway is acceptable in principle, however as the secured cycle store is proposed to be located directly to the rear of the parking area, the applicant is suggested to consider if there are any amendments to the proposed layout that could be made to maintain a larger gap between the wall and parking space for ease of access of bikes, or to relocate the bike store to other location.

EV Charging Point

A new dwelling is expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). This is to be indicated on a plan.

Cycle Storage

Cycle storage is to be provided in line with WBC Parking Standards which states that storage for one bicycle should have a minimum of 2.0m length x 0.9m wide, and larger for more than one bicycle. Dwellings with 6 habitable rooms requires storage for three cycles to be provided.

Cycle storage in line with the parking standards is to be shown on a plan.

The location of the cycle store is not considered realistic given the constrained site, as mentioned above in 'Car Parking'. The space either side of parked cars are unlikely to allow access for a cycle to be walked to the store, therefore it is recommended that this is provided at the front of the property or the driveway shall be widened.

Refuse

A bin store is highlighted on a plan at the front of the property. This is positioned within the maximum carrying distances for refuse collection operators (25m) and is therefore acceptable.

Conditions & Reasons (if required)			
Date:	03.03.2026	Signed:	JP [TH]