

Date: 31 July 2024
Application: 241900



**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,

Variation/Removal of Condition Consultation

Application Number: 241900

Applicant: -

Site Address: Land South of Old Bath Road Sonning, RG4 6GQ

Parish: Sonning

Grid Reference: Easting - 476392, Northing - 174881

Type of Development: Major Dwellings (10+)

Proposal: Application to vary condition 2 of planning consent 220663 for the proposed erection of 57 dwellings suitable for older persons accommodation following demolition of the existing dwellings (Access, Layout, Scale and appearance to be considered). Condition 2 refers to approved plans and details and the variation is to change the site layout and associated details.

Case Officer: Andrew Chugg

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 241900. 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:	Gordon Adam Development Control		
Service	WBC Highways	App No:	241900
Address:	Land South of Old Bath Road Sonning, RG4 6GQ.		
Proposal:	Application to vary condition 2 of planning consent 220663 for the proposed erection of 57 dwellings suitable for older persons accommodation following demolition of the existing dwellings (Access, Layout, Scale and appearance to be considered). Condition 2 refers to approved plans and details and the variation is to change the site layout and associated details.		
Type of Development:	Major Dwellings (10+)		
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

Comments in red concern a revised plan and information submitted to highways 10th Sep 2024

Comments in blue concern revised drawing 8399-BOW-A0-ZZ-DR-A-0003 submitted to highways on 27th September 2024

General

1. Highways understands that this is a s73 application to change this development from 57 age related flats to 57 open market flats and changes to layout.
2. A highways note has been submitted in support of this application which is welcome.
3. Traffic from this development would not have an adverse impact on the wider highway network.
4. There are no proposals to amend the approved access or site road which is welcome.

Parking

5. It has been proposed that every flat would have one allocated parking spaces.
6. The Borough's parking calculator has been submitted and would result on 57 allocated parking spaces, 12 visitor spaces and 11 unallocated spaces.
7. This has been reviewed and found to be in line with Borough Standards.
8. A parking plan showing the allocated spaces for each block, unallocated and visitor spaces needs to be submitted. **This still needs to be submitted. This still needs to be submitted.**
9. Highways would recommend that each block have their fair share of the visitor and unallocated spaces. **This still needs to be submitted. Highways is content with the number of visitor spaces for Blocks B and C. For Block A highways would require an additional 2 visitor spaces.**
10. According to the revised site plan there would be 10 disabled bays, however, to be in line with Borough standards there would need to be 6. Due to the nature of the revised application highways would recommend that 2 disabled spaces are provide for each block and the remaining spaces be unallocated. **It is now proposed that there would be 7 disabled spaces which is welcome,**
11. To reduce the impact of the hard landscaping particularly to the north of Block A, consideration would need to be made to using grass crete for the parking spaces. **Whilst highways would still recommend grass crete where possible, highways is content to revisit this has part of the discharge of condition 19 (Landscaping)**
12. Highways recommends that parking spaces would need to be outside root protection areas. **This now appears to be the case which is welcome.**
13. **A parking management plan has been secured under condition 16.**

Cycle Parking

14. Due to the proposed change to this development, cycle parking would need to be provided in line with Borough standards as 1 space for each flats. A communal cycle storage for each block will need to be provided. **Clarification is required that cycle parking would be provided in line with borough standards. This is still required.**
15. These would need to be in accessible and secure locations. **Highways is content that the details of cycle parking can be submitted under any discharge of condition 15 (cycling) condition.**

Electric Vehicle Charging

16. It is proposed that the 10 disabled bays will be provided with EVC charging. This would not be acceptable as these would only be available to disabled drivers and may lead to inconsiderate parking. **The position of these spaces would need to be included on the parking plan.**
17. Electric Vehicle Charging would need to be in line with Building Control Regulations Approved Document S. **Highways have sought advice on this matter and is content that the above Approved Document S is not relevant for this variation of condition due to the date of approval and that the**

management and provision of these spaces can be controlled through the Parking Management Plan (Condition 16)

Pedestrian

18. It is proposed that there would be a footpath running from Old Bath Road to Block A. Highways would recommend that this is removed as there is already proposed to be a pavement on the east side of the access road. **This footpath has now been removed which is welcome.**

Conditions & Reasons (if required)

Date:	2 nd Oct 2024	Signed:	Gordon Adam
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