

Date: 3 March 2026
Application: 252668



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Householder Consultation

Application Number: 252668

Applicant: Mrs Sumaiya Banu

Site Address: 27 Pitts Lane, Earley, Wokingham, RG6 1BX

Parish: Earley

Grid Reference: Easting - 474756, Northing - 173394

Type of Development: Other Householder

Proposal: Householder application for the proposed installation of altered access to the front of the property following part demolition of existing garden wall and extension of hardsurfacing.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252668.

The new details are as follows:

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **17 March 2026**. If you need any more information, please do not hesitate to contact the case officer Nikita George.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]	To (Case Officer):	Nikita George
Service	WBC Highways	App No:	252668
Address:	27 Pitts Lane, Earley, Wokingham, RG6 1BX.		
Type of Development:	Other Householder		
Proposal:	Householder application for the proposed installation of altered access to the front of the property following part demolition of existing garden wall and extension of hardsurfacing.		
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

The proposals are for the installation of a new dropped crossover to create a carriageway drive. WBC Highways have provided the below comments on the revised plans provided by the applicant. The revised plans propose a separate dropped crossover, in contrast to the initial plans which proposed widening of the existing dropped crossover.

The B3350 Pitts Lane is subject to a speed restriction of 30mph. Visibility splays of 2.4m x 43.0m for the 30mph carriageway are required, in accordance with Manual for Streets. Pedestrian visibility splays of 2.0m x 2.0m are also required. Due to the site location, visibility does not appear to be an issue, however this should be provided by the applicant when discharging planning condition.

The applicant should note that Traffic Management (TM) are unlikely to accept a total width of dropped kerb of more than 3.6m, which it is measured to be 4.2m in the revised block plan.

Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing. The applicant is advised to reduce the proposed width to 3.6m during the application.

The access shall be surfaced with a permeable and bonded condition across the entire width of the access for a distance of 10m measured from the carriageway

design. WBC Highways would welcome indication of this on a plan. This can be secured by condition.

Conditions & Reasons (if required)

1. CG2 - VISIBILITY SPLAYS (TO BE APPROVED)
2. CG4 - VISIBILITY SPLAYS FOR PRIVATE DRIVES
3. CG5 - SURFACING OF ACCESS
4. Informative I22 – ACCESS CONSTRUCTION

Date:	12.03.25	Signed:	JP [LS]
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