

Date: 30 October 2024
Application: 242720



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242720

Applicant: Mr SummerSalt Properties

Site Address: 11 Old Bath Road, Sonning, Wokingham, RG4 6SZ

Parish: Invalid code

Grid Reference: Easting - 475820, Northing - 174513

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed demolition of existing dwelling and erection of new two-storey dwelling with roof accommodation, along with associated outbuilding.

Case Officer: Kieran Neumann

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 242720. 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:	AC		
Service	WBC Highways	App No:	242720
Address:	11 Old Bath Road, Sonning, Wokingham, RG4 6SZ.		
Proposal:	Full application for the proposed demolition of existing dwelling and erection of new two-storey dwelling with roof accommodation, along with associated 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

Highways has no objection to a replacement dwelling at 11 Old Bath Road.

The existing accesses are proposed to be retained. New gates and a boundary wall are proposed and these are set back to ensure no adverse impact on visibility splays from either of the accesses. Each of the accesses is shown to be surfaced with block pavements. Highways supports the provision of hard bound material however the applicant will need to liaise with the councils Highway Assets team for those works taking place within the public highway.

The proposed driveway would provide a suitable level of parking, which meets WBC parking standards. The proposed garage does not meet the council's standards for parking a car due to the internal dimension not being 6.0m minimum length. However, due to the level of driveway parking this is not considered necessary.

The garage would remain suitable for cycle storage and this has been indicated on the drawing.

An EVC point will be required in accordance with Building Regs and a suitable location has been indicated on the drawing.

Highways recommend that the proposed outbuilding remains ancillary to the main dwelling.

Conditions & Reasons (if required)

1. CF6 – PARKING & TURNING
2. CG1 - CYCLE PARKING (APPROVED)
3. CG5 - SURFACING OF ACCESSES
4. OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING
The proposed (INSERT: outbuilding) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.
Reason: In the interest of highway safety; to ensure acceptable access and parking
5. I22 - ACCESS CONSTRUCTION
6. I27 - WORKS AFFECTING THE PUBLIC HIGHWAY

Date:	5/11/24	Signed:	AC
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