

Date: 13 November 2025
Application: 252781



**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,

Discharge of condition Consultation

Application Number: 252781

Applicant: Mr David Lochman

Site Address: St Nicholas' Barn, Dunt Lane, Hurst, Wokingham, RG10 0TA

Parish: St. Nicholas Hurst

Grid Reference: Easting - 479134, Northing - 171982

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 223713 dated 13.02.2023. Condition 4 relates to details of boundary walls and fences; 5 to biodiversity enhancements; 6 to electric vehicle charging; 7 to parking; 8 to cycle parking; 9 to landscaping; 11 to bin store.

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 252781. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](https://www.wokingham.gov.uk/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 **4 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252781
Address:	St Nicholas' Barn, Dunt Lane, Hurst, Wokingham, RG10 0TA.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 223713 dated 13.02.2023. Condition 4 relates to details of boundary walls and fences; 5 to biodiversity enhancements; 6 to electric vehicle charging; 7 to parking; 8 to cycle parking; 9 to landscaping; 11 to bin store.		
Type of Development:			
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 proposal seeks consents for discharging conditions 4, 5, 6, 7, 8, 9 and 11 for Planning Application Reference 223713 for existing barn conversion to a dwelling. Drawing No. 1160_03A and 1159_03B(4) have been submitted to This memo responds on the submissions related to highway grounds.

The site is in relation to a previous planning approval 251026 for discharging the same conditions with a slightly different site plan. Majority of the previous comments remain relevant.

Condition 4 – Boundary Walls and Fences

As the existing native hedge will be retained and the proposed 1.8m high fence is set back from the highways verge, no negative impacts on the public highways and the visibility splays are expected, which is acceptable.

The Highways have no objection to discharge this condition.

Condition 6 – Electric Vehicle Charging

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). This shall be provided prior to occupation instead of to be provided if needed. Clarification on the position and specification of the EVCP is required.

If the “proposed Bin + bike storage with electrical provision for future EVC if needed” on Drawing No. 1159_03B(4) is the proposed EVCP, this has to be provided at this stage, instead of for future provision.

This will also subject to further authorisation via Building Control.

Condition 7 – Parking

The proposed gravel driveway will have ample spaces for parking provision, which is acceptable.

The Highways have no objection to discharge this condition.

Condition 8 – Cycle Parking

According to the WBC Parking Standards, three cycle parking allocations will be required for dwelling with 6+ habitable rooms. The applicant is expected to indicate direct access to the rear garden, cycle store or garage of suitable sizes for cycle storage on the plan.

The Highways have assumed the approved cycle store details dated 12th June 2025 in 251026 remain relevant, which is acceptable. If there are substantial changes regarding the approved details, the Highways shall be reconsulted.

Condition 11 – Bin Store

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point.

As the site is accessed through the existing access of private road, the proposed position of bin store will exceed the maximum carrying distance for refuse collection operators. The applicant shall revise the position of the proposed bin store/collection area to ensure it is in line with the requirement.

The required dimensions of the bin store shall be confirmed with the council’s Cleaner & Greener team.

Conditions & Reasons (if required)

Date:	20/11/2025	Signed:	JP
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