

Date: 24 November 2025
Application: 252867



**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: 252867

Applicant: Mr Martin James

Site Address: Applemore Cottage, Swallowfield Road, Arborfield, Wokingham, RG2 9JR

Parish: Arborfield and Newland

Grid Reference: Easting - 475994, Northing - 166889

Type of Development: Other Householder

Proposal: Householder application for the proposed installation of a dropped kerb to allow new access to the front driveway.

Case Officer: Kellen Hamilton

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 252867. 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 **15 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	LS		
Service	WBC Highways	App No:	252867
Address:	Applemore Cottage, Swallowfield Road, Arborfield, Wokingham, RG2 9JR.		
Proposal:	Householder application for the proposed installation of a dropped kerb to allow new access to the front driveway.		
Type of Development:	Other Householder		
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

It is noted that the application F/2012/1298 was approved in 2012 and covered the *“proposed creation of a new vehicular access, turning space and erection of a detached garage.”* The submission documents to this application included visibility splays of 2m x 43m as shown in approved drawing CCL-151/01A. Condition 6 required the land within the visibility splays to be cleared of any obstruction exceeding 0.6m in height and maintained clear of any obstruction exceeding 0.6m in height at all times.

WBC Traffic Management states a recommended maximum width of 3.6m for dropped kerb. The applicant shall obtain separate consent from Traffic Management for the proposed dropped kerb access.

The existing dropped kerb access is not shown within the red line of the site ownership and serves other properties. On this basis, it is not considered necessary to stop up the existing access.

The vehicular visibility splays are acceptable. As the proposed area of hardstanding would connect the edge of the driveway to the existing footway, 2m x 2m pedestrian visibility splays are also required to be provided.

Conditions & Reasons (if required)

CG4 - VISIBILITY SPLAYS FOR PRIVATE DRIVES

CG5 – SURFACING OF ACCESS

Date:	27.11.25	Signed:	LS
--------------	----------	----------------	----

