

Date: 10 July 2026
Application: 261504



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 261504

Applicant: Mr Paul Garner

Site Address: 299 Wokingham Road, Earley, Wokingham, RG6 7DU

Parish: Earley

Grid Reference: Easting - 475260, Northing - 171796

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 260417 dated 22.04.2026. Condition 3 relates to details of the front boundary walls and gates, 4 to drainage details.

Case Officer: Claire Moore

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 261504. 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 **31 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SC		
Service	WBC Highways	App No:	261504
Address:	299 Wokingham Road, Earley, Wokingham, RG6 7DU.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 260417 dated 22.04.2026. Condition 3 relates to details of the front boundary walls and gates, 4 to drainage details.		
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

General

This application is for the submission of details to comply with the following conditions of planning consent 260417 dated 22.04.2026. Condition 3 relates to details of the front boundary walls and gates, 4 to drainage details. Condition 4 is not secured on highway grounds.

Drawing 1404/06/e has been submitted which provides details of the front boundary walls and gates for discharging Condition 3.

Access

Drawing 1404/06/e shows that the gated access is proposed to be set back by 5m from the carriageway in accordance with WBC standards.

Highways have previously requested the following details which have not been provided and are still required.

It is noted that the gated access does not align with the existing dropped kerb, meaning vehicle access and egress will have to encroach the public footway, which is considered illegal under Section 184 of the Highways Act 1980.

The recommended maximum width by the Traffic Management (TM) team of a dropped kerb is 3.6m. To serve the proposed access and boundary treatment, this will need to be provided in a centralised position.

The TM team will not accept further extension of existing 8.5m wide shared dropped crossing to serve the proposed access. For this instance, part of the existing dropped crossing will need to be reinstated to full height kerbs. The access shall be surfaced with a hard bound material for a distance of 10m measured from the edge of carriageway. Separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

In addition, due to the presence of utilities cover at the proposed access, the applicant will need to seek permission from the relevant utilities company to lower these covers, and this work would be at their own expense.

Meanwhile, the outstanding assessment on visibility splays will have to be assessed as part of this access and boundary treatment condition. The Highways cannot consider the proposed boundary treatment to be acceptable without sufficient visibility.

The applicant is required to demonstrate visibility splays for 40mph in accordance with DMRB CD109, of 2.4m x 90m (60kph), or 2.4m x 120m (70kph). The sightlines shall be across land within the applicants control or highway land and shall be clear of obstructions to visibility exceeding 0.6m in height.

2m x 2m pedestrian visibility splays would also be required, measured from the rear of the footway and to along the footway in both directions.

Alternatively, if the applicant will intend to relocate the position of proposed access and boundary treatment to utilise the existing shared dropped crossing, the applicant will have to submit a S73 application to vary the approved details.

Conditions & Reasons (if required)			
Date:	30/7/2026	Signed:	JP [SC]