

HOUSEHOLDER **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 June 2025

Application Number: 250784

Location: Orchard Cottage, Wokingham Road, Hurst, Wokingham, RG10 0SB

Proposal: Householder application for the proposed enlargement of the existing driveway to create a one-way vehicular access with new vehicular exit onto Wokingham Road along with new gates, following the demolition of 3 no. walls.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered 0247-GA-0001 P03 received by the local planning authority on 5th June 2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Demolition of existing walls

The new vehicular access hereby approved shall not be brought into use until the no. 3 walls annotated on the approved Site Plan - drawing number 0247-GA-0001 P03 have been fully demolished and removed from site, thereby providing adequate visibility splays for vehicles onto Wokingham Road.

Reason: To allow vehicular access to off-street parking spaces without causing damage to the footway and kerb, and to avoid undue delay in vehicles leaving the highway in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Informatives

1. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways).

This planning permission does NOT authorise the construction of such an access or works.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. Notwithstanding this approval, the proposed vehicular access and dropped crossing from the highway will require separate authorisation by the Borough's Traffic Management Team. For clarity, the recommended maximum width of a dropped kerb is 3.6m wide.

Recommendation and conditions/reasons agreed:



Date: 11/06/25

REMEMBER - The earliest date for a decision on this application is: **24 April 2025**