

Date: 14 January 2025
Application: 250039



**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,

Variation/Removal of Condition Consultation

Application Number: 250039

Applicant: Ms L Potter

Site Address: Rear of 74-76 Barkham Road, Wokingham, RG41 2RD

Parish: Wokingham Town

Grid Reference: Easting - 480363, Northing - 168311

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary conditions 3, 4, 5, 6 and 7 of planning consent 221890 for the proposed erection of 2 no. dwellings and garage, following demolition of existing garages. Condition 3 refers to the external materials, 4 to ground and building levels, 5 to a construction method statement, 6 to archaeological works and 7 to landscaping, and the variation is to amend the wording of these conditions to delay compliance to correspond with the construction of the 2 no. dwellings.

Case Officer: Marcus Watts

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 250039. 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:	JP		
Service	WBC Highways	App No:	250039
Address:	Rear of 74-76 Barkham Road, Wokingham, RG41 2RD.		
Proposal:	Application to vary conditions 3, 4, 5, 6 and 7 of planning consent 221890 for the proposed erection of 2 no. dwellings and garage, following demolition of existing garages. Condition 3 refers to the external materials, 4 to ground and building levels, 5 to a construction method statement, 6 to archaeological works and 7 to landscaping, and the variation is to amend the wording of these conditions to delay compliance to correspond with the construction of the 2 no. dwellings.		
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

The proposal seeks consents for varying the wording of conditions to delay compliance for Planning Application Reference 221890. This memo responds solely on Condition 5, which is related to highway grounds. No negative impacts to highway safety are expected.

The applicant shall also be reminded that the previous highways conditions will remain effective.

Conditions & Reasons (if required)

Date:	15/1/2025	Signed:	JP
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