

Date: 25 June 2026
Application: 261486



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Permission In Principle Consultation

Application Number: 261486

Applicant: Mr Kashif Khan

Site Address: 1 Ilbury Close, Shinfield, Wokingham, RG2 9DE

Parish: Shinfield

Grid Reference: Easting - 473428, Northing - 168289

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for the proposed construction of 2 dwellings on land adjacent to 1 Ilbury Close.

Case Officer: Rowan Reynolds

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 261486. 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 **18 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TD]		
Service	WBC Highways	App No:	261486
Address:	1 Ilbury Close, Shinfield, Wokingham, RG2 9DE.		
Proposal:	Permission in principle application for the proposed construction of 2 dwellings on land adjacent to 1 Ilbury Close.		
Type of Development:	Minor Dwellings (1-9) PiP		
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

The applicant seeks Stage 1 Permission in Principle for a residential development comprising the erection of 2no. dwellings.

As this application is a Permission in Principle, the scope is limited to location, land use and amount of development. Only issues relevant to these 'in principle' matters are to be considered. Should the Permission in Principle be granted, outstanding highway elements, including means of access, layout, parking and sustainable transport will be assessed in the subsequent Technical Details Consent.

Sustainability

The location of the dwellings is within an existing residential area. In this instance, WBC Highways would not raise an objection on site sustainability.

Access

The existing dwelling of 1 Ilbury Close is accessed via Wheatfields Road. The site access will be relocated onto Ilbury Close. For this instance, the red line shall be revised to include the existing dwelling regarding the relocation of access and parking for the existing dwelling.

Driveway access for proposed dwelling 1A will be provided on Ilbury Close and that for 1B on Wheatfields Road. This is acceptable in principle.

Further details will be expected at the technical consent Stage 2 to demonstrate sufficient visibility splays from the proposed accesses, and to provide 2m x 2m pedestrian visibility, measured from the rear of the footway in both directions for all new accesses, including the new driveway for the existing property at No. 1 Ilbury Close.

All proposed accesses will be expected to be designed to adoptable standards.

The applicant shall note that new dropped kerbs would require obtaining separate consent from WBC's Traffic Management (TM) team. TM team is unlikely to accept a dropped kerb that exceeds 3.6m in length. The positions of all crossovers shall be indicated during the Technical Details Consent. This may require a reconfiguration of parking provision as currently indicated.

Traffic

The traffic generated from the 2no. dwellings would not have a significant impact on the wider highway network.

Conditions & Reasons (if required)

Date:	08/07/2026	Signed:	JP [TD]
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