

Date: 28 May 2025
Application: 250824



**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,

Full Planning Approval Consultation

Application Number: 250824

Applicant: Mr & Mrs Petter

Site Address: 74 Waterloo Road, Wokingham, RG40 2JF

Parish: Wokingham Town

Grid Reference: Easting - 482614, Northing - 168249

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a 5 bedroom detached dwelling following demolition of existing dwelling.

Case Officer: Tariq Bailey-Biggs

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 250824. 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:	250824
Address:	74 Waterloo Road, Wokingham, RG40 2JF.		
Proposal:	Full application for the proposed erection of a 5 bedroom detached dwelling following demolition of existing dwelling.		
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

General

A Pre-application (Reference 243142) has been submitted prior to the formal planning application. The Highways have provided recommendations based on a similar scheme with the same numbers of habitable rooms and building footprint.

The applicant proposes to replace the existing dwelling with 7 habitable rooms to a new dwelling with 10 habitable rooms. The existing access and driveway will be retained. Four driveway parking spaces and a garage parking will be provided.

No additional traffic impact is anticipated from the replacement of dwelling.

Sustainability

In view of the site is already in use for the existing dwelling, Highways have no objection on site sustainability for the replacement of dwelling.

Access

The existing vehicular access will be retained. The Highways expect that there will be no negative impacts on vehicle manoeuvring at forwards gear when leaving the highway.

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway has sufficient spaces to provide four or more parking spaces of suitable dimensions, which is acceptable.

While the proposed garage is not essential to meet the council's requirement for car parking, a garage of dimensions 6.2m x 3.3m is proposed, resulting in an additional 0.5 allocated parking space, which is welcomed.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). This is required to be indicated on the plan.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocations will be required per dwelling with 6+ habitable rooms.

While the applicant proposes to store the bikes in the proposed garage, if the garages will be used to accommodate both the cars and cycles, the sizes of each garage space shall be increased to 6m x 4m / 7m x 3m. The proposed garage in this proposal does not fully meet the council's requirements.

As the proposed garage is not essential to meet the council's requirement for car parking, the applicant shall confirm if the garage will be used for parking, cycle storage, or both.

If the garage will not be used for cycle storage the applicant shall identify alternative cycle storage provisions on the plan.

Refuse Collection Strategy

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point.

The site access road is a private road. As the proposed development is accessed through the existing access road, though highways will assume existing collection will be retained, the applicant shall confirm how refuse collection servicing will be provided.

Conditions & Reasons (if required)

Date:	30/5/2025	Signed:	JP
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