

Date: 10 December 2024
Application: 242773



**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: 242773

Applicant: Mr & Mrs Mead

Site Address: Tiryns, Forest Road, Binfield, Wokingham, RG40 5QR

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480630, Northing - 170935

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. 4 bedroom residential dwelling following demolition of the existing dwelling and outbuildings.

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 242773. 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:	242773
Address:	Tiryns, Forest Road, Binfield, Wokingham, RG40 5QR.		
Proposal:	Full application for the proposed erection of 1no. 4 bedroom residential dwelling following demolition of the existing dwelling and outbuildings.		
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

Highways comments dated 15th November 2024 have not been addressed in this submission. The required details are recapped below:

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 shall be indicated on a plan.

Refuse Collection Strategy

The applicant shall confirm if the existing refuse collection servicing will be retained.

Conditions & Reasons (if required)

Date:	10/12/2024	Signed:	JP
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