

Date: 13 May 2025
Application: 251124



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: 251124

Applicant: Mr R Potyka

Site Address: Land at Lands End House, Beggars Hill Road, Lands End, Twyford, RG10 0UD

Parish: Charvil

Grid Reference: Easting - 477950, Northing - 174262

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

Proposal: Permission in principle application for the proposed erection of 1 no. detached dwelling.

Case Officer: James Fuller

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 251124. 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:	AC		
Service	WBC Highways	App No:	251124
Address:	Land at Lands End House, Beggars Hill Road, Lands End, Twyford, RG10 0UD.		
Proposal:	Permission in principle application for the proposed erection of 1 no. detached dwelling.		
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

This is a Stage 1 Permission in Principle application and Highways have no objection in principle to a single dwelling situated in this location.

Should consent be granted, all other aspects are to be considered at the Stage 2 Technical Details. This will include, but not limited to, means of access, layout, parking and sustainable transport. It should be noted that Beggars Hill Road has a restriction on vehicular access in the vicinity of the site.

Date:	15/5/25	Signed:	AC
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