

Date: 4 August 2025
Application: 251837



**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,

Householder Consultation

Application Number: 251837

Applicant: Mr Jaison Patel

Site Address: 46 Bearwood Road, Barkham, Wokingham, RG41 4SY

Parish: Barkham

Grid Reference: Easting - 478334, Northing - 167488

Type of Development: Other Householder

Proposal: The householder application for the proposed creation of a new 3- metre-wide vehicular access to the front of the property, including installation of a tarmac hardstanding area to provide off-street parking for two vehicles, alongside the removal of a 2-metre section of front boundary hedge.

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 251837. 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:	251837
Address:	46 Bearwood Road, Barkham, Wokingham, RG41 4SY.		
Proposal:	The householder application for the proposed creation of a new 3- metre-wide vehicular access to the front of the property, including installation of a tarmac hardstanding area to provide off-street parking for two vehicles, alongside the removal of a 2-metre section of front boundary hedge.		
Type of Development:	Other Householder		
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 applicant proposes to create a new vehicular access onto The Lilacs. As The Lilacs is an unclassified road, planning permission will not be required (in respect of Highways) for the proposed access. The planning officer is advised to check whether planning permission will be required for any other aspects of the works.

Notwithstanding any planning permission, the applicant will be required to gain separate Highways consent for the access. The applicant is recommended to liaise with the council's Traffic Management team for the proposed width and location of the new dropped crossing. More details can be found at:

<https://www.wokingham.gov.uk/roads/apply-dropped-kerb>

The applicant shall also be reminded that the vegetation along the proposed access shall be removed, and the driveway shall be surfaced with hard bound material.

Conditions & Reasons (if required)

1. CG5 - SURFACING OF ACCESS
2. I22 - ACCESS CONSTRUCTION

Date:	5/8/2025	Signed:	JP
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