

Date: 28 August 2024
Application: 241828



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 241828

Applicant: Mr Kingsley Davis

Site Address: 58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS

Parish: Wokingham Town

Grid Reference: Easting - 481063, Northing - 167992

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated outbuildings.

Case Officer: Connie Davis

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 241828. 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:	241828
Address:	58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS.		
Proposal:	Full application for proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated 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

General

The Highways received the revised submission to address to the Highways responses dated 2nd September 2024. The previous memo has no further comments on traffic impacts, sustainability, parking and cycle provisions, so that those sections are no recapped in this response.

Access

The site is accessed via a private road section of Finchampstead Road. In Paragraph 3.3 of the TS, the private section of Finchampstead Road is currently serving 11 dwellings and will serve a total of 14 dwellings after the redevelopment.

The revised submission clarified that the access width will be widened to 4.1m. The applicant has demonstrated two vehicles travelling in opposite directions can pass through each other at the access when entering and leaving the public highway. Despite the applicant is unable to provide the swept path analysis at the first 10m of the site access, in view of the low traffic flow of the access road, the submitted assessment can be accepted for this instance.

The applicant has clarified that the private section will continue to be a shared surface to facilitate walking/cycling activities of residents, which is acceptable.

Emergency Vehicles

The applicant has provided the swept path analysis in Drawing No. 20.104-001A for a fire tender of WBC's standard, which is acceptable.

EV Charing Points

The applicant has indicated the EVCP on the revised parking plan, which is acceptable.

Refuse Collection Strategy

The applicant has revised the position of the bin collection point (BCP) being placed opposite the boundary between plots 1 & 2. While the revised location does not fully meet the maximum carrying distances for all plot, the Highways understand that there is no better location within the red line and the proposed position of BCP will not have negative highway impacts.

The Highways can consider the proposed BCP to be acceptable if it is accepted by the council's Cleaner & Greener team.

Conditions & Reasons (if required)

1. CF8 - TURNING (APPROVED)
2. CG5 - SURFACING OF ACCESS
3. CG8 (AMEND: shall not be occupied) - ACCESS WIDENING (APPROVED)
4. CH8 - CONSTRUCTION METHOD STATEMENT

Date:	10/10/2024	Signed:	JP
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