

Date: 9 July 2025
Application: 251580



**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: 251580

Applicant: Mr Edward Mather

Site Address: Land to the north of 6 Woodlands Avenue, Woodley, Reading, RG5 3HJ

Parish: Woodley

Grid Reference: Easting - 476051, Northing - 173141

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

Proposal: Permission in principle application for residential development (including demolition of an existing bin store) comprising the erection of a minimum of 2 and a maximum of 4 dwellings.

Case Officer: Helen Maynard

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 251580. 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:	251580
Address:	Land to the north of 6 Woodlands Avenue, Woodley, Reading, RG5 3HJ.		
Proposal:	Permission in principle application for residential development (including demolition of an existing bin store) comprising the erection of a minimum of 2 and a maximum of 4 dwellings.		
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 for up to 4 new dwellings to be situated in this location.

However, with insufficient information provided, the Highways have concerns regarding the rights of access of the shared drive to the public highways. This will need to be demonstrated by inclusion no. 1-11 Lytham Road within the blue (or red) line in the Stage 2 application.

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.

Conditions & Reasons (if required)

Date:	10/7/2025	Signed:	JP
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