

Date: 18 May 2026
Application: 261092



**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,

Householder Consultation

Application Number: 261092

Applicant: Mr Sajith Kumar

Site Address: Bluehill, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS

Parish: Shinfield

Grid Reference: Easting - 471492, Northing - 167544

Type of Development: Other Householder

Proposal: Householder application for the erection of a boundary wall with a height of 1 metre including pillars with a height of 1.6 metres plus a pedestrian metal gate(retrospective).

Case Officer: Marcus Hillman

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 261092. 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 requested from the case officer.

Your observations are required in respect of this application by **9 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	LS		
Service	WBC Highways	App No:	261092
Address:	Bluehill, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS.		
Proposal:	Householder application for the erection of a boundary wall with a height of 1 metre including pillars with a height of 1.6 metres plus a pedestrian metal gate(retrospective).		
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 proposals are for the retrospective erection of a boundary wall and installation of a pedestrian gate.

The Existing / Proposed Elevation does not clearly indicate the existing and proposed arrangement. The Existing / Proposed Plan shows identical arrangements. It is acknowledged that the application is retrospective, however the 'existing' should be shown as the arrangement with existing permission. The proposed arrangement should be the proposal for which permission is being sought (acknowledging that this has been prematurely built out).

The Proposed Site Plan indicates a pedestrian gate and vehicular gate at the northeast edge of the site boundary.

It is noted that a revised Proposed Elevation Plan has been submitted that indicates an increased height of boundary wall and gate. The proposal description seeks permission for a boundary wall with a height of 1m including pillars with a height of 1.6m. However, the revised Proposed Elevation Plan shows a proposal of a boundary wall with a height of 2m. The applicant should provide clarification of what the application is for.

The applicant has confirmed that the proposals will not impact the existing parking arrangement.

Basingstoke Road is subject to a speed restriction of 40mph. The applicant should demonstrate visibility splays of 2.4m x 120.0m (in line with CD109, DMRB), to a height of 0.6m. Highways would seek for this to be secured by condition.

Pedestrian visibility splays of 2.0m x 2.0m should also be provided.

The gate should be set back from the back of the footway by 5.5m. This is to ensure that waiting vehicles do not obstruct the public highway (either the carriageway or the footway). Highways would seek for this to be secured by condition.

Revised plans are requested to reflect the above comments provided by Highways. It is acknowledged that this application seeks planning permission retrospectively, however Highways will be unable to recommend approval unless the applicant addresses the above.

Date:	04/05/2026	Signed:	LS
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