

Date: 17 September 2024
Application: 242284



**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: 242284

Applicant: Mr Michael Hammond

Site Address: 73 Bearwood Road, Barkham, Wokingham, RG41 4SX

Parish: Barkham

Grid Reference: Easting - 478272, Northing - 167710

Type of Development: Other Householder

Proposal: Householder application for the proposed entrance gates and pillars.

Case Officer: Cameron Young

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 242284. 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:	242284
Address:	73 Bearwood Road, Barkham, Wokingham, RG41 4SX.		
Proposal:	Householder application for the proposed entrance gates and pillars.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

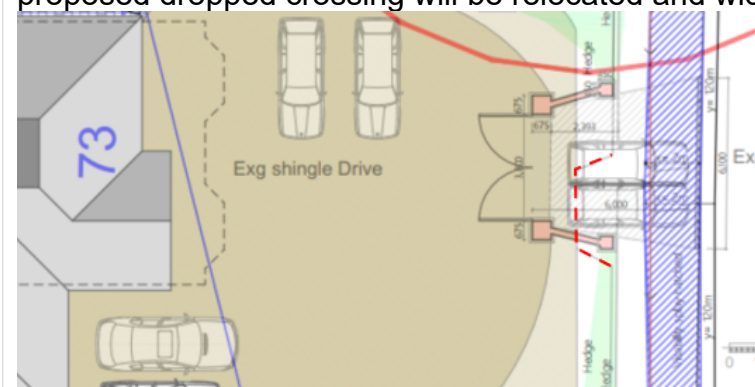
- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

This proposal will involve the erection of entrance gates of 3.8m wide x 2m height and pillars within the red line. The site is in relation to the approved Planning Application 221580. The proposed three driveway parking spaces and turning area have been conditioned in the previous approval. The existing driveway will have sufficient spaces for parking and turning after the installation of gates and pillars, which is acceptable.

As the proposed gates and pillars will be set back from the edge of carriageway, no negative impacts on the public highways and the visibility splays are expected.

While the proposal indicates that the gates will utilise the existing crossover, it does not reflect the reality. The proposed plan has been overlaid with the approved site plan of 221580 (approved access marked in red dotted line), indicating that the proposed dropped crossing will be relocated and widened.



The plan shows that the dropped crossing width of 6.1m is wider than the recommended maximum width of 3.6m by the Traffic Management team, which exceeds the guidance and have to be achieved by encroaching the public footway. The applicant is recommended to revise the access width and provide the new entrance gates by utilising the existing dropped crossing.

Shall the applicant intend to proceed with the extended dropped kerb and hard surfacing, separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing after the planning application is approved.

Conditions & Reasons (if required)			
Date:	18/9/2024	Signed:	JP