

Date: 19 June 2026
Application: 261442



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,

Full Planning Approval Consultation

Application Number: 261442

Applicant: Ms Rachel Lawson

Site Address: 37 Kerris Way, Earley, Wokingham, RG6 5UW

Parish: Earley

Grid Reference: Easting - 474399, Northing - 170219

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling with associated parking and landscaping following demolition of the existing detached garage.

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 261442. 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 **10 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TD]		
Service	WBC Highways	App No:	261442
Address:	37 Kerris Way, Earley, Wokingham, RG6 5UW.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling with associated parking and landscaping following demolition of the existing detached garage.		
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 proposals are for the erection of 1no. dwelling with associated parking and landscaping located adjacent to 37 Kerris Way.

It is acknowledged that the site already has planning permission (*Reference: 240920*) for a dwelling with 6 habitable rooms and WBC Highways previously provided comments on this.

The proposed dwelling has 7 habitable rooms, which involves rear extension compared to the approved scheme.

Sustainability

Highways have no objection to the site in regard to sustainability given that it is within the red line of existing residential amenity space.

Traffic Impacts

The trip generation associated with one dwelling is unlikely to have a significant impact on the wider highway network.

Access

After reviewing both the previous and current application proposals, the access arrangements appear unchanged and are therefore considered acceptable.

Parking

In accordance with WBC Parking Standards, 3 spaces will be required for a dwelling with 7 or more habitable rooms. The plans demonstrate 3 spaces are to be provided for the proposed new dwelling which is acceptable.

The proposed parking for the existing dwelling aligns with the approved plan (ref. 2663 001B), which is acceptable for this instance.

EV Charging

The submitted plans indicate provision of an electric vehicle charging point within the site. The inclusion of EV charging provision is welcomed.

This may be subject to further authorisation via Building Control.

Cycle Parking Provision

In accordance with WBC Parking Standards, 3 cycle spaces will be required. The applicant has indicated a lockable cycle store on the plans with a direct access to the rear garden is indicated on the plan. This is acceptable in principle.

However, the proposed kitchen and the existing hedge will likely obstruct the direct access to the lockable cycle store. The applicant may wish to partially remove the existing hedge, or to relocate the proposed direct access adjacent to the boarded fence of 37 Kerris Way.

Refuse Collection

The applicant is expected to provide clarification on refuse collection arrangements. As outlined in Manual for Streets, the maximum refuse carrying distance for residents is no more than 30m, and 25m for refuse vehicles.

Whilst there is no proposed change in refuse collection arrangement compared to 240920, a suitably sized refuse and recycling storage area is required to be indicated to ensure no obstruction of the access, parking or turning area. This will be secured via planning condition.

Conditions & Reasons (if required)			
1. CF6 - PARKING AND TURNING (AS APPROVED)			
2. CF9 - CYCLE PARKING (TO BE APPROVED)			
3. CW5 - BIN COLLECTION (TO BE APPROVED)			
Date:	3/7/2026	Signed:	JP [TD]