

Date: 17 September 2024
Application: 242330



**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,

Variation/Removal of Condition Consultation

Application Number: 242330

Applicant: Mr J Sheridan

Site Address: Land opposite 136-144, Wargrave Road, Twyford, RG10 9PN

Parish: Twyford

Grid Reference: Easting - 478523, Northing - 177230

Type of Development: Other Change of Use

Proposal: Application to vary conditions 1 and 4 of planning consent 202499 (allowed on appeal APP/X0360/W/21/3288874) for the proposed demolition of existing building and change of use of land for the stationing of a mobile home for residential purposes (one Gypsy and Traveller pitch) and the erection of a single storey utilities building along with access. Condition 1 attaches the permission to a named occupier, and the variation is to change this to the current occupier. Condition 4 refers to the approved plans, and the variation is to amend the layout.

Case Officer: Benjamin Hindle

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 242330. 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:	AC		
Service	WBC Highways	App No:	242330
Address:	Land opposite 136-144, Wargrave Road, Twyford, RG10 9PN.		
Proposal:	Application to vary conditions 1 and 4 of planning consent 202499 (allowed on appeal APP/X0360/W/21/3288874) for the proposed demolition of existing building and change of use of land for the stationing of a mobile home for residential purposes (one Gypsy and Traveller pitch) and the erection of a single storey utilities building along with access. Condition 1 attaches the permission to a named occupier, and the variation is to change this to the current occupier. Condition 4 refers to the approved plans, and the variation is to amend the layout.		
Type of Development:	Other Change of Use		
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**

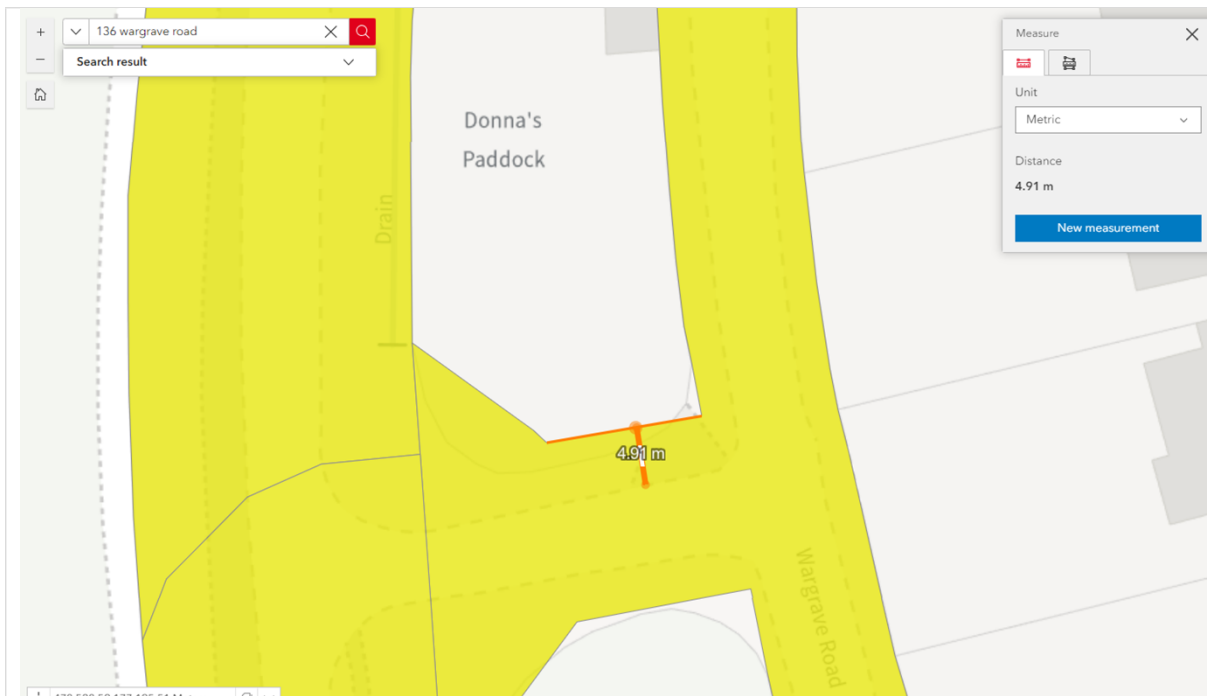
Comments On Proposal

I refer to the Highways advice provided on the previous applications. There is no objection to the revised internal site layout and the parking and turning area remains acceptable.

However, the proposed gates are required to be set back and part of the development would encroach on the public highway.

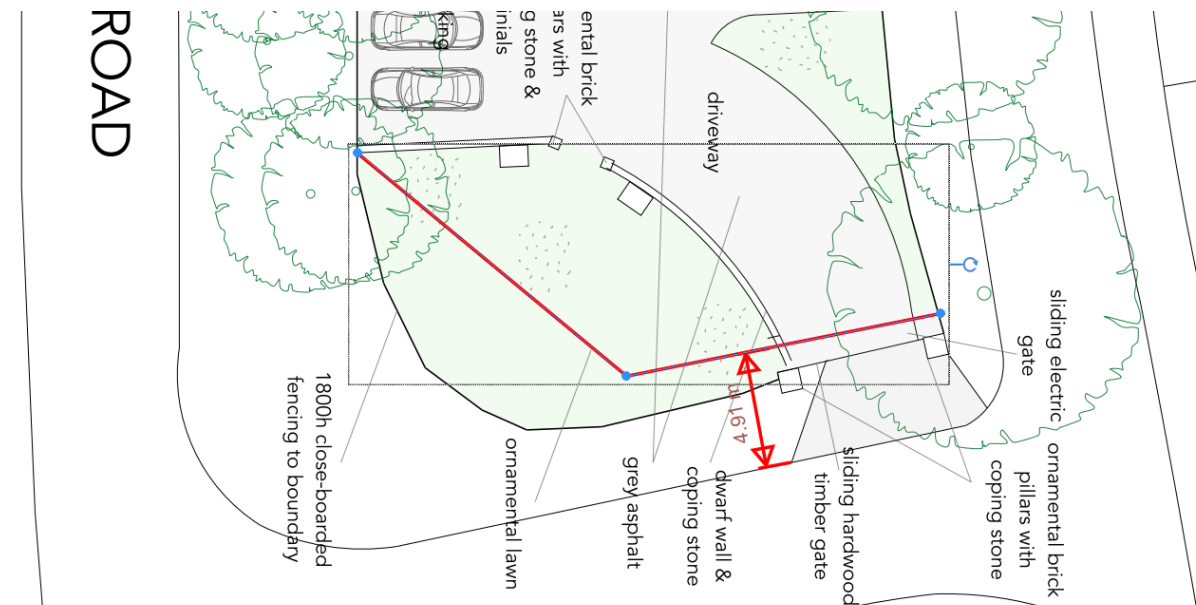
A revised plan is requested which demonstrates the following:

- The gates set back 5.0 metres from the highway boundary, to enable vehicles to drive sufficiently clear of the carriageway, in close proximity to a junction.
- The wall and pillars relocated so that no part is closer than 4.9 metres to the edge of the carriageway (as indicated on the highway extract below).



The extract from the public highway also includes land in the south-west corner of the site, which is shown to be enclosed by fencing.

The red line below shows the approximate alignment of the public highway across the applicant's submitted drawing. It is recommended that the wall, pillars and fencing is relocated behind the highway boundary and a revised plan provided.



Although there is no technical objection to these aspects, it should be noted that any planning permission would not authorise works on the public highway and the applicant would require separate permission and a licence from WBC Highway Assets. The applicant shall be advised that the council's Highway Assets team are unlikely to support any part of the development located on the public highway.

Date:	19/9/24	Signed:	AC