

Date: 16 June 2025
Application: 251419



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,

Householder Consultation

Application Number: 251419

Applicant: Anthony Beecher-Brigden

Site Address: 60 Victoria Road, Wargrave, Wokingham, RG10 8AE

Parish: Wargrave

Grid Reference: Easting - 479181, Northing - 178664

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of retaining walls with central steps, following demolition of existing walls and steps and excavation to pavement level, the creation of block-paved parking area with perimeter drainage and a soakaway, installation of dropped kerbs to form drive, and provision of off-road parking for up to four vehicles.

Case Officer: Marcus Watts

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 251419. 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:	251419
Address:	60 Victoria Road, Wargrave, Wokingham, RG10 8AE.		
Proposal:	Householder application for the proposed erection of retaining walls with central steps, following demolition of existing walls and steps and excavation to pavement level, the creation of block-paved parking area with perimeter drainage and a soakaway, installation of dropped kerbs to form drive, and provision of off-road parking for up to four vehicles.		
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

Victoria Road is unclassified therefore the provision of the dropped kerb could be secured outside of planning consent. However, it is assumed that the associated works to the frontage still require planning consent (PO to confirm).

Highways DC has no objection in principle to the proposed creation of an off-street parking area and provision of a dropped kerb in this location. However, the indicative parking layout for 4 x vehicles is not considered acceptable as not all spaces will be accessible from the existing and proposed dropped kerbs.

The new dropped crossing will require separate consent from the council's Traffic Management team (TM). The TM guidance states a maximum width of 3.6m will be permissible for a new dropped kerb. Therefore, a revised parking layout is requested to demonstrate that all parking spaces can be accessed without bumping up/down a full height kerb.

A 2.0m x 2.0m pedestrian visibility splay shall also be indicated at the edge of the driveway/boundary with No.62. This shall be drawn to the back edge of the footway and shall be clear of obstructions exceeding 0.6m in height.

The access will need to be surfaced with a hard bound material for a minimum distance of 5.0 metres from the edge of carriageway. The gradient of the access and driveway shall not exceed 4% for the same distance. The submitted details demonstrate this.

WBC Drainage team shall advise on surface water drainage requirements and provision of ACO drain (or similar) to ensure no additional run-off onto the public highway.

Date:	18/6/25	Signed:	AC
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