
From: publicaccess@westberks.gov.uk
Sent: 10 November 2023 09:34
To: Planapps
Subject: Consultee Comments for Planning Application 23/02254/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 10/11/2023 9:33 AM from Mr Paul Goddard (Not Available) on behalf of Internal Highway Consultation.

Application Summary

Reference:	23/02254/FUL
Address:	The Rancher Manor Farm Lane Tidmarsh Reading RG8 8EX
Proposal:	Demolition of The Rancher and the construction of 2no detached dwellings.
Case Officer:	Awaiting Case Officer

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Comments Details

Proposal:

The application proposes the demolition of one 3-bed dwelling, The Rancher, and the erection of two no. 4-bed dwellings.

Access and vehicle movements:

Section 5 of the Transport Statement, paragraphs 5.3-5.7 in particular, provide anticipated net additional movements to and from this site. It has been estimated that an additional 6 vehicle movements would be generated. For the size of the existing dwelling, and sizes of the proposed dwellings in this location, we would put this figure at around 8 additional movements; circa 3-4 in and 3-4 out per day.

Comments: It has been noted on previous planning applications at this site that visibility onto the A340 is substandard.

The accident history is noted and has been checked with colleagues in the Council's Traffic and Road Safety team. There are no recorded accidents that are associated with this access up to 31 March 2023. The vegetation requires cutting back on the A340 and this is a matter for the Council's Countryside team; I have been informed that this has been reported to them.

Car parking:

The Proposed Site Plan – drawing number 9255-106 dated 26/09/2023 does not match the site plan included in Appendix A of the Transport Statement (TS) (this one is dated 02/08/2023 and is numbered 9255-105 so is presumed to be

superseded).

Plot 2 is shown set further forward on the proposed site plan. It is this plan that has been commented on.

For the sizes of dwellings in this location, both dwellings must be provided with 3 driveway car parking spaces. Garages are not included as parking spaces due to the low likelihood of them being utilised as such. The two parking spaces in front of the garages must be a minimum of 5.5 metres in length to enable the garage doors to be opened whilst a vehicle is parked on the driveways, this should be clearly detailed on the plans – the driveway for plot 2 is of insufficient length. Can this dwelling also be provided with a vehicle turning area to avoid the requirement for reversing an excessive distance onto / from Manor Farm Lane? Vehicles for Plot 1 should be able to manoeuvre within the area proposed.

A slight amendment to the car parking is requested in line with the above.

The electric vehicle charging points should be a minimum of 7kw.

Cycle storage:

Appropriate provision has been made.

Summary:

The above amended plans are requested.

Kind regards