

Date: 24 April 2025
Application: 250594



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,

PN Class A Det resi flats Consultation

Application Number: 250594

Applicant: Mr Mark Weaver

Site Address: Five Ten Apartments, Reading Road, Winnersh, Wokingham, RG41 5PX

Parish: Winnersh

Grid Reference: Easting - 477545, Northing - 170960

Type of Development:

Proposal: Prior approval submission for erection of 3no. dwellings forming apartments through upwards extension to existing detached block of flats following removal of existing apartment.

Case Officer: Kieran Neumann

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 250594. 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:	250594
Address:	Five Ten Apartments, Reading Road, Winnersh, Wokingham, RG41 5PX.		
Proposal:	Prior approval submission for erection of 3no. dwellings forming apartments through upwards extension to existing detached block of flats following removal of existing apartment.		
Type of Development:			
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 site is in relation to an approved Planning Application 060992 for the erection of five apartments. The proposal will replace the existing second floor and erect new apartment through upwards extension under Prior Approval Class A, leading to a total of seven flats and a net increase of two flats. All new units will consist of three habitable rooms. The key highways considerations for PN Class A are transport and highways impacts of the development.

There is no proposed change of access arrangement. The traffic generated from the two additional dwellings are unlikely to have significant impacts on the wider highway network.

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location will require two to three parking spaces, subject to the proposed spaces are allocated or unallocated. Each parking space shall have minimum dimensions of 5.0m x 2.5m. A minimum of 6m driveway clearance shall be provided for vehicle manoeuvring at forwards gear when leaving the highway.

A total of 11 no. car parking spaces of dimensions 4.8m x 2.4m are proposed (including one disabled space), which equals to a net increase of five parking spaces. These will meet the council's required level of parking.

While the proposed parking spaces of dimensions 4.8m x 2.4m can be marginally acceptable, the proposed clearance of the parking court at the rear is reduced to 4.6m, which would likely be insufficient for vehicles to manoeuvre. The parking layout shall be revised.

Cycle Parking

The Highways recognise that alternation of external spaces of the building is not covered by this Order, this will be conditioned separately.

Refuse Collection Strategy

The existing refuse collection arrangement will remain suitable for this site, which is acceptable.

To avoid overspilling of wastes and recyclables to the driveway, the required area of the refuse collection point shall be confirmed with the council's Cleaner & Greener team.

Conditions & Reasons (if required)

Date:	25/4/2025	Signed:	JP
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