

Date:
Application: 251618



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,

Full Planning Approval Consultation

Application Number: 251618

Applicant: Mr C Youell

Site Address: Land Next to 236 Reading Road, Winnersh, RG41 5AA

Parish: Winnersh

Grid Reference: Easting - , Northing -

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. two storey dwelling, with associated parking and landscaping, following demolition of existing double garage and part demolition of the existing brick shed.

Case Officer: James Fuller

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 251618. 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 **11 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251618
Address:	Land Next to 236 Reading Road, Winnersh, RG41 5AA.		
Proposal:	Full application for the proposed erection of 1no. two storey dwelling, with associated parking and landscaping, following demolition of existing double garage and part demolition of the existing brick shed.		
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

Additional Highways comments dated 12th December 2025 are indicated in blue.

The Highways received the revised submission to address the Highways responses dated 22nd September 2025.

Access and Manoeuvring

The site will be accessed via the shared private drive off Reading Road. The proposed red line has been revised to connect with the public highways, which is welcomed.

For the proposed scale of development, at least the first 10m of access road will need to be upgraded to a minimum clearance width of 4.1m to accommodate two-way traffic by removing part of the existing hedges along the shared driveway. While the applicant has increased the access road width to 3.9m, it is insufficient to accommodate two-way traffic.

If the applicant may wish to width the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width of the new dropped crossing.

The applicant has submitted the swept path analysis with large saloon car, which is welcomed. The scale of the bin store has been reduced with a clearance of 2.18m between the ground and eaves, which can be acceptable for this instance.

The swept path in the revised Transport Statement is still assessed with fire tender of 8.36m long. However, the Highways expect the swept path of a fire tender using the dimensions below to be submitted:



DB32 Fire Appliance
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock to Lock Time
Kerb to Kerb Turning Radius

8.680m
2.180m
3.452m
0.337m
2.121m
6.00s
7.910m

The applicant is expected to demonstrate the manoeuvring of a fire tender vehicle entering and leaving the site access in forward gear to within 40m reach to the furthest point of the proposed dwelling. This is still relevant.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). It is indicated on the revised plan, which is welcomed.

Cycle Provisions

According to the WBC Parking Standards, two cycle parking allocations will be required per dwelling with 5 habitable rooms.

A cycle store has been indicated at the rear garden, which is acceptable. The external dimensions of the proposed cycle store are increased to 2m x 1.2m. The Highways would not be able to assess the cycle store with external dimensions. Revision is required. However, cycle store with internal dimensions of 2m x 1.2m would likely be acceptable.

Conditions & Reasons (if required)

Date:	12/12/2025	Signed:	JP
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