

Date: 23 July 2025
Application: 251618



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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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 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:	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

A Pre-application (Reference 250340) has been submitted prior to the formal planning application. The Highways have provided recommendations based on the submitted scheme with four habitable rooms. The proposed development in this application has five habitable rooms.

The applicant proposes to demolish the existing double garage and part of the brick shed that owned by 236 Reading Road and erect a new dwelling with five habitable rooms.

The existing private shared drive with 236 and 240 Reading Road will be utilised.

Sustainability

Despite there are limited local facilities within acceptable walking distance from the site, the site is already in use as amenity land for the existing dwelling and the presence of well-lit pedestrian and cycle network and bus stop with regular bus services within 400m in both directions, the Highways have no objection on site sustainability.

Traffic Impacts

The traffic generated from the one additional dwelling will unlikely have significant impact on the local highway network.

Access and Manoeuvring

The site will be accessed via the shared private drive off Reading Road. The proposed red line does not connect with the public highways, which shall be revised.

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.

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. However, it is noted that the vehicle body and chassis would overrun the boundary treatment of 242 Reading Road.

The applicant is advised to relocate the bin store to facilitate vehicle manoeuvring.

The applicant has also submitted the swept path analysis 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	8.680m
Overall Width	2.180m
Overall Body Height	3.452m
Min Body Ground Clearance	0.337m
Max Track Width	2.121m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	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.

Parking

According to the WBC Car Parking Standards, the five habitable rooms proposed dwelling in Urban location will require two parking within the red line, while the existing dwelling in Urban location will generally require two to three parking. Each parking space shall have minimum dimensions of 5.0m x 2.5m. The minimum sizes of a single garage for parking are 6m x 3m.

The existing driveway of 236 Reading Road has sufficient spaces to accommodate three or more parking spaces, so that the level of parking will remain suitable for 236 Reading Road after the removal of double garage and amenity land of the proposed site.

Two driveway parking of suitable dimensions can be provided within the red line, which are acceptable.

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). This shall be indicated on a plan.

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. However, the proposed cycle store of external dimensions of 1.85m x 0.95m will not be sufficient to store two bikes. Revision is required.

Refuse Collection Strategy

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point.

The applicant confirms that the existing refuse collection arrangement for 236 and 240 Reading Road is suitable for the proposed site, which is acceptable.

This may subject to further comments from the council's Cleaner & Greener team.

If the bin store will have to be relocated to facilitate car manoeuvring, the Highways shall be reconsulted.

Conditions & Reasons (if required)

Date:	24/7/2025	Signed:	JP
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