

Date: 15 September 2025
Application: 251983



**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: 251983

Applicant: Mr Keith Pape

Site Address: Land at Lydiaville Mobile Home Park, Bearwood Path, Winnersh, Wokingham, RG41 5EZ

Parish: Winnersh

Grid Reference: Easting - 477402, Northing - 170831

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of land for the siting of a mobile home with associated parking and landscaping.

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 251983. 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 **6 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251983
Address:	Land at Lydiaville Mobile Home Park, Bearwood Path, Winnersh, Wokingham, RG41 5EZ.		
Proposal:	Full application for the proposed change of use of land for the siting of a mobile home with associated parking and landscaping.		
Type of Development:	Other Change of Use		
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 applicant proposes to erect a new mobile home with four habitable rooms. The site will be accessed via a new access onto Bearwood Path.

Given the site is subject to the previous planning approval for erecting new dwelling (noted as Plot 3 of 010344), the Highways have no objection on site sustainability.

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 Bearwood Path off Miller Drive. The proposed red line does not connect with the public highways, which shall be revised.

As Bearwood Path is a shared private drive, the Highways will have no objection to the creation of a new vehicular access. However, the Highways would expect the applicant to upgrade Bearwood Path (between Miller Drive and the proposed mobile home) to a minimum clearance width of 4.5m to accommodate two-way traffic.

As the site is located in the beginning section of Bearwood Path, it is expected that the existing turning area for fire tender of the wider site will remain suitable for this proposal.

Parking

According to the WBC Car Parking Standards, the four habitable rooms proposed dwelling in Urban location will require two parking within the red line. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The applicant proposes two driveway parking spaces of dimensions 5.5m x 3m, 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).

The Highways welcome that an EV charging point to be fitted externally to the dwelling, but 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 four habitable rooms.

Two cycle sheds have been proposed at the rear garden, which are welcomed. While the internal dimensions of the cycle sheds have not been provided, each cycle shed with external dimensions of 2 m x 1.55m will likely be sufficient to store one bike.

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 arrangements for Plots 1 and 2 remains 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:	17/9/2025	Signed:	JP
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