

**Date:** 5 March 2026  
**Application:** 260556



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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Dear WBC Highways,

**Full Planning Approval Consultation**

**Application Number:** 260556

**Applicant:** Mr Singh

**Site Address:** 424-426 Reading Road, Winnersh, RG41 5EP

**Parish:** Winnersh

**Grid Reference:** Easting - 477963, Northing - 170648

**Type of Development:** Minor Dwellings (1-9)

**Proposal:** Full application for the proposed erection of a three storey mixed use building comprising 6 no. flats and 2 no. ground floor commercial units (a restaurant and a takeaway) with associated parking and landscaping, following demolition of the existing building.

**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 260556. 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 **26 March 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                      |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                                                   |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                         | <b>App No:</b> | 260556 |
| <b>Address:</b>             | 424-426 Reading Road, Winnersh, RG41 5EP.                                                                                                                                                                                                                            |                |        |
| <b>Proposal:</b>            | Full application for the proposed erection of a three storey mixed use building comprising 6 no. flats and 2 no. ground floor commercial units (a restaurant and a takeaway) with associated parking and landscaping, following demolition of the existing building. |                |        |
| <b>Type of Development:</b> | Minor Dwellings (1-9)                                                                                                                                                                                                                                                |                |        |
| <b>Site Visit Made:</b>     | 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 replace the 'existing 2 no. ground floor takeaway restaurants and 2 no. flats' with to '2 no. ground floor commercial unit for a takeaway and a restaurant, and 6 no. flats.

It is relevant to note that this application is a resubmission of a previous planning consent 203604, with the same proposal and approved plans have been resubmitted.

The Highways therefore have no objection in principle to the proposal, subject to compliance of latest standards and guidelines.

### EV Charging Point

While EVCP has been conditioned in the previous consent, additional details are required under the latest Building Regulations (Approved Document S), which replaced the previous requirements in 'Highways Design Guide for Developers (2019), and this has to be included as part of the planning application.

Each new dwelling or each associated residential parking will be expected to provide a minimum of one EV Charging Point. Non-residential uses with more than 10

parking spaces will be expected to provide a minimum of one EVCP, and cable route for EVCP in a minimum of one fifth of the total number of remaining parking spaces.

Insufficient EVCP have been proposed for residential use. Revision is required.

This may subject to further authorisation via Building Control.

### **Construction Method Statement**

A revised CMS of 240682 has been submitted as part of this proposal, which is welcomed. Previous Highways comments on the CMS are recapped below.

Construction site layout and swept path analysis are submitted supporting the CMS, which are welcomed. The CMS outlines delivering hours to be from 09:00 to 17:00 on Mondays to Fridays and from 08:00 to 13:00 on Saturdays.

All construction vehicles proposed to be accessed on the A329 via the A329(M) and the A3290. The proposed route will unlikely pass-through the town centre and have least impacts to the residential area, which is acceptable.

Site access point, loading and unloading area, site storage area, staff/visitor parking, hoarding arrangement and wheel washing facilities are provided on the construction site layout.

Despite the Highways would expect any gate for the construction site to be set back for the length of the largest construction vehicles to accommodate sufficient waiting area within the red line, the Highways understand the proposed arrangement is limited by the site constraints. Similarly, despite there is insufficient space for construction vehicle to enter and leave the driveway in forward gear, this will be better than loading and unloading on-street.

The proposed gates and loading and unloading arrangements can be acceptable for this instance subject to the presence of banksmen.

In view of the site locates at a highly sustainable location that benefitted by bus and train services, four parking spaces for staff and visitors can be acceptable for this instance. The applicant shall confirm no construction vehicle will be parked along Reading Road and neighbouring residential streets.

The applicant has considered Highways previous recommendation to rotate the proposed parking spaces by 90 degrees, which is welcomed. The proposed clearance between the proposed parking and the site storage is circa 8.8m, which will provide sufficient manoeuvring space for vehicle manoeuvring at forwards gear when leaving the highway.

Hoarding, site fencing details, wheel washing (including the use of road sweeper if required) and dust and noise control measures are proposed, which are welcomed.

Disposing and recycling arrangement and pest control details shall be clarified.

### **Conditions & Reasons (if required)**

Subject to the revision of EVCP arrangement and DCMS, the Highways recommend the following to be conditioned:

1. CF6 - PARKING AND TURNING (AS APPROVED)

2. CG1 - CYCLE PARKING (APPROVED)

3. Demolition and Construction Method Statements

The development shall be carried out in accordance with principles set out in the approved Construction Method Statement ref: etread/2011014 (revision to be confirmed with the updated details).

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

4. Parking Management Strategy

Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces (residential and business) and the monitoring and the delivery of additional electric vehicle charging spaces when required.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL policies CC07 and TB20.

5. Details of boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. This shall include a boundary treatment along the boundary with number 428 Reading Road which is at least 2 metres high. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety in the interests of the amenity of the occupiers at number 428 Reading Road. Relevant policy: Core Strategy policies CP1, CP3 and CP6.

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| <b>Date:</b> | 12/3/2026 | <b>Signed:</b> | JP |
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