

Date: 19 September 2025
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

Additional Highways comments dated 22nd September 2025 are indicated in blue.

General

The revised plans have not addressed any Highways responses dated 24th July 2025. The previous comments on access and manoeuvring, EVCP and cycle provisions will remain relevant, so that those sections are not recapped in this response.

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.

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 **fully demolish the existing shed and** relocate the proposed 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.

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.

Conditions & Reasons (if required)

Date:	22/9/2025	Signed:	JP
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