

Date: 8 December 2025
Application: 252971



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 252971

Applicant: Mr David Domanski

Site Address: 50 Heathermount Drive, Crowthorne, Wokingham, RG45 6HN

Parish: Wokingham Without

Grid Reference: Easting - 482997, Northing - 164696

Type of Development: Other Householder

Proposal: Full application for the change of use to a mixed residential and commercial use and the erection of a single storey side extension to create a home distillery plus changes to fenestration. (Retrospective)

Case Officer: Claire Moore

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 252971. 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 **31 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [LS]		
Service	WBC Highways	App No:	252971
Address:	50 Heathermount Drive, Crowthorne, Wokingham, RG45 6HN.		
Proposal:	Full application for the change of use to a mixed residential and commercial use and the erection of a single storey side extension to create a home distillery plus changes to fenestration. (Retrospective)		
Type of Development:	Other Householder		
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

The existing dwelling consists of 8 habitable rooms. The proposal involves a side extension to create an additional attached unit of small-batch craft distillery of 18sqm. The parking requirements of the site will subject to whether the distillery will be fully ancillary to the main dwelling.

The submitted Planning Statement states that there is *“no public access, visitors, or on-site retail activity. Sales are conducted exclusively online.”* and that commercial operation is carried out solely by the two directors. The applicant is required to confirm if both directors and any other potential employees are residents of 50 Heathermount Drive.

The development does not impact the existing parking arrangement. Subject to the confirmation of all users of the development are residents of the dwelling, there will have no additional parking demand.

It is unclear whether the development removes the side access to the rear garden. If no side access is retained and the garage will be used for both car and cycle parking, it will be necessary to accommodate cycle storage in a suitably sized garage (7.0m x 3.0m) or in a dedicated cycle store. WBC guidance requires three cycle parking spaces for a dwelling with nine habitable rooms.

Application ref.162225 (2016) shows four car parking spaces as one garage car parking space and three driveway parking spaces. This is in excess of the minimum parking requirements for the dwelling (three car parking spaces). As such, it would be acceptable to use the garage for cycle storage. If the applicant wishes to retain the garage for car parking, it will be necessary to provide a dedicated cycle store. Details of the cycle storage arrangement are to be secured in this proposal or by condition.

The planning officer may wish to confirm with the council's Cleaner & Greener team if household collection will remain suitable for the proposed distillery.

Conditions & Reasons (if required)

Subject to the confirmation of all directors and employees will be residents of this site:

1. CF9 Cycle Parking (to be approved)
2. (suggested wording) PROPOSED DEVELOPMENT TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed home distillery hereby permitted shall be owned and operated by the occupants of 50 Heathermount Drive, Crowthorne, Wokingham, RG45 6HN, and shall not be used, sold, or sub-let as a separate business.

Reason: In the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1 and CP3, and Managing Development Delivery Local Plan Policy CC01.

Date:	22.12.25	Signed:	JP [LS]
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