

Date: 29 August 2024
Application: 241990



**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: 241990

Applicant: Mr Robert Evans

Site Address: 6 Liddell Close, Finchampstead, Wokingham, RG40 4NS

Parish: Finchampstead

Grid Reference: Easting - 479348, Northing - 163023

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use from an office to a residential ground floor flat with associated landscaping and parking.

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 241990. 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:	241990
Address:	6 Liddell Close, Finchampstead, Wokingham, RG40 4NS.		
Proposal:	Full application for the proposed change of use from an office to a residential ground floor flat with associated landscaping and parking.		
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 revert the ground floor office into one flat with five habitable rooms, after the previous approval of converting the residential use into an office in year 1985. The first floor of the site, 7 Liddell Close, is an existing flat. All existing driveway parking spaces and garage will be retained.

The traffic generated from the new dwelling is unlikely to have significant impacts on the wider highway network.

Access

The existing site access and driveway will be retained, which is acceptable.

Parking

According to the WBC Car Parking Standards, the development of such scale in Village location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Two existing driveway parking of dimensions circa. 5m x 2.5m are shown in the block plan. The retainment of existing parking and turning area are acceptable.

While the garage is not essential for complying with the council's parking standards, the minimum sizes of a single garage for parking are 6m x 3m. The 5.3m long garage

does not fully meet the council's standards for car parking, which is therefore not counted as a parking provision in this instance.

EV Charging Points

New dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). The applicant is required to indicate the EVCP on the revised parking plan.

Cycle Provisions

According to the WBC Car Parking Standards, two cycle spaces shall be provided for flat with more than 4 habitable rooms. The proposed garage is of suitable dimensions for cycle storage, which is acceptable.

Refuse Collection Arrangement

The distance between the bin stores and the public highways is acceptable.

Conditions & Reasons (if required)

Date:	30/8/2024	Signed:	JP
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