

Date: 7 April 2025
Application: 250820



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250820

Applicant: Mr Mike Moore

Site Address: Beech Court, Wokingham Road, Hurst, Wokingham, RG10 0RQ

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480156, Northing - 173139

Type of Development: Minor Offices/research and development (1-999 sqm)

Proposal: Full application for the proposed erection of a 1.5 storey extension to the existing building to provide additional office space (Use Class E), plus changes to fenestration and landscaping.

Case Officer: Tariq Bailey-Biggs

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 250820. 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:	250820
Address:	Beech Court, Wokingham Road, Hurst, Wokingham, RG10 0RQ.		
Proposal:	Full application for the proposed erection of a 1.5 storey extension to the existing building to provide additional office space (Use Class E), plus changes to fenestration and landscaping.		
Type of Development:	Minor Offices/research and development (1-999 sqm)		
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 increase the floor area of the existing office building (Class E(g)) from 2181m² to 2307m². The proposal will lead to a loss of 4 parking spaces, leading to a total provision of 97 spaces.

The traffic generated from the proposed extension will unlikely have significant impacts on the wider highway network.

The wider site is in relation to a previous approval (Ref. 242200) for erection of a 120m² ancillary storage building, which will void 2 of the existing parking spaces and provide a net gain of 7 driveway parking spaces. These changes are not reflected on the submission of this proposal.

Parking

According to the WBC Parking Standards, Business use of such scale will require one car parking space per 25m², which will equivalent to 93 parking spaces. The proposed provisions will meet the council's requirement, which is acceptable.

However, the applicant shall be reminded that the end space adjacent to the extension would unlikely be sufficient for vehicles to manoeuvre. Unless the applicant can demonstrate suitable swept path analysis for the end space, the

mentioned space shall be deduced from the parking provisions, resulting in 96 parking spaces within the wider site.

Cycle Provisions

Two additional cycle parking spaces are proposed, which is welcomed.

Conditions & Reasons (if required)

Date:	11/4/2025	Signed:	JP
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