

Date: 30 April 2025
Application: 250980



**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,

PN Class MA Commercial to Resi Consultation

Application Number: 250980

Applicant: Black Investment Limited

Site Address: 68-70 Peach Street, Wokingham, RG40 1XH

Parish: Wokingham Town

Grid Reference: Easting - 481423, Northing - 168691

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial premises on the first floor to 2 no. dwellings.

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 250980. 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:	250980
Address:	68-70 Peach Street, Wokingham, RG40 1XH.		
Proposal:	Prior approval submission for proposed change of use of the commercial premises on the first floor to 2 no. dwellings.		
Type of Development:			
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 proposed floor plan is identical to the planning application 242928. Previous comments remain relevant and are recapped below:

General

The site is in relation to an approved Planning Application 141855 and a refused Planning Application 242027. 242027 is not refused on highway ground. The proposal will convert the first floor of a commercial building (Use Class E) into 2 no. of residential units (Use Class C3) under Prior Approval Class MA. Both units will consist of two habitable rooms. The key highways considerations for PN Class MA are transport impacts of the development, particularly to ensure safe site access.

There is no proposed change of access arrangement. The traffic generated from the two dwellings are unlikely to have significant impacts on the wider highway network.

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location will require a minimum of two parking spaces if they remain unallocated for the two dwellings. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

With reference to the supporting statement of 141855, the ten car parking spaces directly in front of the property are not exclusive to the site. As confirmed in 242027, while there are no allocated parking spaces within the red line, parking can

potentially be provided at the rear of the site. This could be acceptable for this instance. The applicant shall reconfirm if such arrangement will still apply in this application.

Cycle Parking

The Highways recognise that alternation of external spaces of the building is not covered by this Order, this will be conditioned separately.

Refuse Collection Strategy

As confirmed in 242027, the existing refuse collection arrangement for commercial uses will be retained, which is acceptable. The applicant shall reconfirm if such arrangement will still apply in this application.

Conditions & Reasons (if required)

Upon the confirmation of retaining the parking and refuse collection arrangements, the Highways recommend the following to be conditioned:

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	1/5/2025	Signed:	JP
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