

Date: 5 November 2024
Application: 242784



**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,

PN Class AA det comm storeys Consultation

Application Number: 242784

Applicant: Mr Gill

Site Address: Mulberry Business Park, Ff1 Indigo House, Wokingham, RG41 2GY

Parish: Wokingham Town

Grid Reference: Easting - 480169, Northing - 167715

Type of Development:

Proposal: Prior approval submission for erection of a two-storey upwards extension to provide 32no. residential dwellings on the 2nd and 3rd floors.

Case Officer: Mark Croucher

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 242784. 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:	242784
Address:	Mulberry Business Park, Ff1 Indigo House, Wokingham, RG41 2GY.		
Proposal:	Prior approval submission for erection of a two-storey upwards extension to provide 32no. residential dwellings on the 2nd and 3rd floors.		
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

General

The proposal will extend the existing 2 storey commercial building (Use Class E) by two storeys upwards to provide 32 no. of residential units (Use Class C3) under Prior Approval Class AA. Among those, 18 units will consist of two habitable rooms and 14 units will consist of three habitable rooms.

The key highways considerations for PN Class AA are transport and highways impact of the development. It is relevant to note that the application form states that the two additional storeys are proposed above existing office. The Highways thus assume that the existing office floor areas will continue to operate, remaining unaffected by the proposals.

Access

There is no indicated change on the existing vehicular and pedestrian/cyclist network, which is unlikely to induce adverse impacts to the existing access arrangement.

Parking

There is a total of 88 existing parking spaces on-site. The applicant suggests that each flat will be allocated with a parking space. This implies that there will be 32 spaces available for the proposed residential development and the remaining 56 spaces will continue to be used by the office. The applicant is required to clarify if

the proposed parking spaces for the office are in line with the Borough's current parking standards.

According to the WBC Car Parking Standards, the residential element of this site will require 32 allocated spaces, 8 unallocated spaces and 7 visitor spaces. This implies there will be an under-provision of 15 spaces from the current proposal, which is not acceptable.

A parking management strategy will be needed to ensure that the parking for both uses is managed. This strategy will be secured by condition.

Traffic Impacts

Traffic impacts have not been assessed for this proposal. In view of the scale of the development, the Highways expect a Transport Statement to be submitted to assess the traffic impacts of the development.

Cycle Parking

According to the WBC Parking Standards, one cycle parking allocation will be required per dwelling with 2 or 3 habitable rooms.

The applicant shall indicate how and where the cycle parking will be provided.

Refuse Collection Strategy

The applicant shall clarify whether the existing refuse collection arrangement for commercial uses will be retained.

Conditions & Reasons (if required)

Date:	14/11/2024	Signed:	JP
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