

Date: 20 March 2025
Application: 250641



WOKINGHAM
BOROUGH COUNCIL

WBC Economic Prosperity & Place
(Community Infrastructure)

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Economic Prosperity & Place (Community Infrastructure),

Full Planning Approval Consultation

Application Number: 250641

Applicant: Mr R Arora & Mr. A. Grewal

Site Address: Spice Lounge, 45 High Street, Wargrave, Wokingham, RG10 8BU

Parish: Wargrave

Grid Reference: Easting - 478602, Northing - 178693

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1No. 2 bedroom dwelling along with the proposed change of use of the existing building to 6No. dwellings consisting of 3 x 2 bedroom and 3 x 1 bedroom flats, plus internal changes and changes to fenestration. Followed by the demolition of the existing rear coach house. (part retrospective)

Case Officer: Andrew Chugg

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 250641. 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:	(Name) (Job title)
Service	WBC Economic Prosperity & Place (Community Infrastructure)
App No:	250641
Address:	Spice Lounge, 45 High Street, Wargrave, Wokingham, RG10 8BU.
Proposal:	Full application for the proposed erection of 1No. 2 bedroom dwelling along with the proposed change of use of the existing building to 6No. dwellings consisting of 3 x 2 bedroom and 3 x 1 bedroom flats, plus internal changes and changes to fenestration. Followed by the demolition of the existing rear coach house. (part retrospective)
Type of Development:	Minor Dwellings (1-9)
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 threshold for affordable housing for developments on previously developed land within Major, Modest or Limited Development Locations is 5 to 14 dwellings (net) or between 0.16ha and 0.49ha (net), triggering a 20% affordable housing requirement. Though this application exceeds the aforementioned threshold, the Council recognises the 'vacant building credit' identified within the NPPF and takes this into consideration in the below recommendations.

The NPPF (Para. 63) states that "to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount". As the application proposes to reuse a long-term vacant building, and as no additional floor space is proposed beyond the boundaries of the vacant building, the vacant building credit in this case outweighs any need for an affordable housing contribution. It is the recommendation of the Affordable Housing Service that it would therefore be unreasonable to request an Affordable Housing contribution for this application.

Please let me know if you require any further information.

Conditions & Reasons (if required)

No further comment.

Date:

28/03/2025

Signed:



JAY RUMBOLDT