

MEMORANDUM

From:	(Name) (Job title)		
Service	WBC CIL	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

This development will be liable for CIL as it involves the creation of one or more new dwellings.

Offset of the existing dwellings was allowed under application 201644 as the buildings had been in existing lawful use for a minimum of 6 continuous months during the period of 3 years prior to the date that planning permission was granted.

Due to the amount of time that the buildings have been vacant, the new proposed development does not qualify for offset for existing use.

Based on the measurements taken from the floorplans listed below, the chargeable floorspace will be approximately 460sqm.

Drawing No 006/A

Drawing No 001/B

Drawing No 002/B

CIL is due in full upon the date of approval of any retrospective planning applications.

Please note that any changes to the floorplans listed above will require a review of the CIL calculations. CIL is calculated and measured based on the approved floorplans listed within the decision notice.

CIL form 2 - Assumption of liability be required as soon as possible. All CIL forms can now be completed and submitted through the following link:

[Wokingham Borough Council - CIL Forms \(exacom.co.uk\)](https://www.exacom.co.uk/Wokingham-Borough-Council-CIL-Forms)

Should you have any queries regarding CIL, please contact.

Developer.contributions@wokingham.gov.uk

Date:	25.03.2025	Signed:	Developer Contributions
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