

Date: 24 March 2025
Application: 250641



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

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:	AC		
Service	WBC Highways	App No:	250641
Address:	Spice Lounge, 45 High Street, Wargrave, Wokingham, RG10 8BU.		
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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

In respect of Highways, the proposal is similar to planning consent 201644. Instead of converting the coach house to a 1-bed flat, it is my understanding that this is to be replaced with a 2-bed dwelling. Vehicle movements associated with this will not have a significant impact on the highway network. Access to the site remains as per the previous consent and this is acceptable.

The site layout plan has been revised to provide an additional parking space and the level of parking (9 spaces) is considered acceptable to accommodate the revised number of bedrooms. It is not clear from the submission if the parking area is to be unallocated. Therefore, Highways request that this is clarified on the parking layout and conditioned appropriately. If allocated parking is proposed, then unallocated and visitor parking spaces will need to be clearly identified on the drawing.

The site layout provides improved access to the bin and cycle storage areas. Detailed design is required for the cycle storage to ensure that it is secure, covered and that the specification provides sufficient space to accommodate one cycle space per residential unit.

Electric vehicle charging points have not been identified. These will be required as part of Building Regs Approved Document S.

Date:	27/3/25	Signed:	AC