

**Date:** 22 July 2024  
**Application:** 241853



**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,

**PN Class AA det comm storeys Consultation**

**Application Number:** 241853

**Applicant:** TVP Investments Ltd

**Site Address:** 400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT

**Parish:**

**Grid Reference:** Easting - 474177, Northing - 173959

**Type of Development:**

**Proposal:** Prior approval submission for erection of a two storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking.

**Case Officer:** Connie Davis

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 241853. 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

|                             |                                                                                                                                                                                   |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                      | <b>App No:</b> | 241853 |
| <b>Address:</b>             | 400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT.                                                                                                            |                |        |
| <b>Proposal:</b>            | Prior approval submission for erection of a two storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                   |                |        |
| <b>Site Visit Made:</b>     | 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 4 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, 26 units will consist of two habitable rooms and 6 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 existing office floor areas will continue to operate, remaining unaffected by the proposals.

### Access

The existing vehicular and pedestrian accesses from the main entrance will be retained, which is unlikely to induce adverse impacts to the existing access arrangement.

### Parking

#### Parking for this proposal

The applicant proposes one allocated parking space per flat in Section 3.4. According to the WBC Car Parking Standards, the development of such scale in Urban location will require 6 visitor parking spaces and 7 unallocated parking spaces, resulting in a minimum of 45 off-street parking spaces.

### Cumulative Development Parking

The TS includes the cumulative impacts of the existing office uses. The existing office uses of 3755m<sup>2</sup> would require 125 parking spaces based on the Borough's current standards

Under this proposed development there would need to be 32 allocated spaces 6 unallocated and 7 visitor spaces, resulting in a total of 45 spaces.

There are currently 180 parking spaces on site. With the office development and this proposed development there would be a surplus of 10 parking spaces. The surplus spaces are proposed to be utilised for cycle and bin storage. Details will be required when discharging the conditions.

There would need to be a parking management strategy to ensure that the parking for both uses is managed. This strategy will be secured by condition.

### **Traffic Impacts**

The proposal will generate an additional 8 and 9 two-way vehicle trips during the AM and PM peaks respectively. Therefore, there would be no adverse impacts to the wider highway network are expected.

### **Cycle Parking**

1 cycle parking is proposed per unit, which is acceptable. Highways recognise that alternation of external spaces of the building is not covered by this Order, the details of cycle parking will be secured through a planning condition.

### **Refuse Collection Strategy**

The applicant proposes to retain the existing refuse collection arrangement for commercial uses, which is acceptable.

The Highways recognise that alternation of external spaces of the building is not covered by this Order, the details of bin store and swept path analysis for refuse vehicle will be conditioned separately.

### **Conditions & Reasons (if required)**

1. CF9 - CYCLE PARKING (TO BE APPROVED)
2. CW5 - BIN COLLECTION (TO BE APPROVED)
3. Parking Management Strategy

Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

Reason:

To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDLp policies CC07 and TB20.

|              |                             |                |             |
|--------------|-----------------------------|----------------|-------------|
|              |                             |                |             |
| <b>Date:</b> | 7 <sup>th</sup> August 2024 | <b>Signed:</b> | Gordon Adam |