

**Date:** 17 March 2025  
**Application:** 242066



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 242066

**Applicant:** Klara Ascot Limited

**Site Address:** Ascot House, Finchampstead Road, Wokingham, RG40 2NW

**Parish:** Wokingham Town

**Grid Reference:** Easting - 481007, Northing - 168212

**Type of Development:** Major Dwellings (10+)

**Proposal:** Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 242066.

The new details are as follows: **Amended plans received to provide additional information in respect to parking, neighbouring amenity, contextual analysis and visual impact.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Benjamin Hindle.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                   |                           |                 |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------|
| <b>From:</b>                | NT                                                                                                                                                                                                                                                                                                                                | <b>To (Case Officer):</b> | Benjamin Hindle |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                                                                                                                                                      | <b>App No:</b>            | 242066          |
| <b>Address:</b>             | Ascot House, Finchampstead Road, Wokingham, RG40 2NW.                                                                                                                                                                                                                                                                             |                           |                 |
| <b>Type of Development:</b> | Major Dwellings (10+)                                                                                                                                                                                                                                                                                                             |                           |                 |
| <b>Proposal:</b>            | Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works. |                           |                 |
| <b>Site Visit Made:</b>     | No                                                                                                                                                                                                                                                                                                                                |                           |                 |

## Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

## Comments On Proposal

LLFA received this Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works.

LLFA already commented on 24<sup>th</sup> october 2024 and our comments remains the same .

## Conditions & Reasons (if required)

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 19/03/2025 | <b>Signed:</b> | NT |
|--------------|------------|----------------|----|