

Date: 20 February 2025
Application: 250247



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250247

Applicant: Munir Mobin

Site Address: 413 Wokingham Road, Earley, Wokingham, RG6 7EL

Parish: Earley

Grid Reference: Easting - 476101, Northing - 171626

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the property to supported living accommodation (Use Class C2).

Case Officer: Rowan Reynolds

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 250247. 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:	250247
Address:	413 Wokingham Road, Earley, Wokingham, RG6 7EL.		
Proposal:	Full application for the proposed change of use of the property to supported living accommodation (Use Class C2).		
Type of Development:	Other Change of Use		
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 proposed change of use could accommodate up to three children. Based on the submitted information, it is considered that the level of use would be comparable to a standard dwelling and would not have a significant impact on the highway network.

Further details are requested on the number of staff that would be present on a day-to-day basis. It is understood that this would be on a rota however clarification is required to determine an appropriate level of parking to accommodate both staff and visitors. On-street parking is not acceptable in this location due to the nature of A329 Wokingham Road and the presence of a segregated cycleway outside the site.

The proposed parking layout is not acceptable as this would obstruct turning area which is required due to access onto A329 Wokingham Road. A revised plan is requested which provides three parking spaces each with dimensions 5.0m x 2.5m and a minimum of 6.0m turning area behind the parking spaces.

Secure and covered cycle storage is required to be provided for staff, children and visitors. This shall be an accessible location with footpath access identified.

Date:	25/2/25	Signed:	AC
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