

Date: 21 February 2025
Application: 250273



**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: 250273

Applicant: Ka-Ching-Jane Lau

Site Address: 32 Cirrus Drive, Shinfield, Wokingham, RG2 9FL

Parish: Shinfield

Grid Reference: Easting - 473060, Northing - 169248

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: 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 250273. 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:	250273
Address:	32 Cirrus Drive, Shinfield, Wokingham, RG2 9FL.		
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 proposal is for a change of use for the property to be used for the supported care of two children. The submitted information indicates that there will be up to 3 members of staff at the property at any one time. Additional movements will take place at staff changeover periods and from other visitors/support to the children. There is only one allocated parking space available for this property.

Highways are concerned that the proposed change of use would result in additional parking demand compared to a standard (6 habitable room) dwelling, and on that basis could lead to additional on-street parking.

Due to the location of this property close to a mini roundabout and a pedestrian dropped crossing, this additional parking could have an impact on highway safety. Therefore, due to the potential impact on highway safety, highways would object to this application.

Reason for Refusal

The proposed layout is substandard in respect of parking, and this could result in on-street parking which would adversely affect highway safety. Contrary to policies CP3 and CP6.

Date:	25/2/25	Signed:	AC
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