

Date: 26 September 2024
Application: 242418



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: 242418

Applicant: Mr Samuel Makombe

Site Address: Cousins House, 1-3 Reading Road, Finchampstead, Wokingham, RG27 0RP

Parish: Finchampstead

Grid Reference: Easting - 477513, Northing - 162565

Type of Development: Minor All other developments

Proposal: Full application for a change of use from offices (Use Class E(g(i))) to a Patient Transport Service building (Use Class Sui Generis), along with the extension of the existing car park to provide an additional 5No. parking spaces.

Case Officer: James Fuller

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 242418. 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:	JP		
Service	WBC Highways	App No:	242418
Address:	Cousins House, 1-3 Reading Road, Finchampstead, Wokingham, RG27 0RP.		
Proposal:	Full application for a change of use from offices (Use Class E(g(i))) to a Patient Transport Service building (Use Class Sui Generis), along with the extension of the existing car park to provide an additional 5No. parking spaces.		
Type of Development:	Minor All other developments		
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 site is subject to a Pre-application Reference 240893. The applicant proposes to change the use from office to an office building for Patient Transport Service with five additional parking spaces.

As the existing GFA and the numbers of staff will remain unchanged, it is therefore expected that there will be no additional demand for car parking. For a robust assessment, the five additional parking spaces are unlikely to have significant impacts on the wider highway network.

The proposed parking spaces will utilise the existing access and driveway, and the extended hard standing will match in with the existing, which is acceptable.

The applicant is required to indicate the parking area of the five additional parking spaces and submit the swept path analysis with the largest vehicles that will utilise the proposed parking spaces to demonstrate vehicle can enter and leave the driveway in forward gear.

Conditions & Reasons (if required)

Date:	2/10/2024	Signed:	JP
--------------	-----------	----------------	----

