

Date: 11 September 2024
Application: 242293



**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: 242293

Applicant: Mr Vaarun Goswami

Site Address: 9 Rowland Way, Earley, Wokingham, RG6 5TE

Parish: Earley

Grid Reference: Easting - 473667, Northing - 170880

Type of Development: Other Change of Use

Proposal:

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 242293. 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:	242293
Address:	9 Rowland Way, Earley, Wokingham, RG6 5TE.		
Proposal:	Full application for change of use of the existing garden outbuilding to a beauty salon (use class Sui Generis). (Retrospective).		
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

Highways has no objection in principle to the proposed change of use, subject to the following:

1. Personal permission to the applicant on the basis that they are the only employee of the salon.
2. The business shall be run on an appointment only basis. There shall be no more than one client at any one time.
3. There shall be a minimum of 15 mins between the end of an appointment and the start of the next.
4. Provide a parking layout which indicates 1 parking space (dimensions 5.0m x 2.5m) for client parking and 2 parking spaces for residential use.
5. Provide access to covered cycle parking to encourage clients to cycle as an alternative to the private car.

Date:	13/9/24	Signed:	AC
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