

Date: 30 July 2025
Application: 251814



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

PN Class AA det comm storeys Consultation

Application Number: 251814

Applicant: TVP Investments Ltd

Site Address: 400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT

Parish: Earley

Grid Reference: Easting - 474177, Northing - 173960

Type of Development:

Proposal: Prior approval submission for erection of a two storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking.

Case Officer: Joanna Carter

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 251814. 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:	251814
Address:	400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT.		
Proposal:	Prior approval submission for erection of a two storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking.		
Type of Development:			
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

Background

The site is in relation to a previous planning approval 241855 for (PN Class MA) and a planning refusal 241853 for (PN Class AA). This application is a resubmission of 241853 to address the previous refusal reason on fire safety impacts. The original transport statement has been submitted together with the same proposed parking arrangement, and proposed floor plans for the 4th and 5th floors. Cumulative impacts of the development have only been assessed in 241855, but not 241853.

The Highways had no objection to the previous PN Class AA application, subjects to the existing office floor areas will continue to operate and remain unaffected by the proposal. This is still being stated in Planning Statement Paragraph 6.3 and Transport Statement Paragraph 1.3.3, but the pre-requisite was no longer valid upon 241855 has been approved.

Highways second response for 241855 dated 12th September 2024 have also highlighted that only either 241853 or 241855 can be approved, and the two proposals cannot be delivered concurrently, as there would not be sufficient parking spaces to be converted into bin/cycle stores as proposed in the transport statement.

Given the above, the application shall have reassessed the cumulative impacts of the development. Highways comments on cumulative assessment are updated and recapped below.

Cumulative Assessment

Under planning approval 241855 for the PN Class MA, the existing 4 storey commercial building (Use Class E) will be converted into 62 no. of residential units.

To seek approval of this application, there would be a need to assess the cumulative impacts for the approved 62 dwellings under MA, and the proposed 32 dwellings under AA. Cumulative assessment has not been submitted.

For traffic impacts, there will be a reduction of two-way trips of 11 and 7 for the AM and PM peaks respectively when compared to the existing office use.

For parking provisions, it is approved under 241855 that each flat will have two allocated parking spaces, and one allocated parking space is being proposed per flat in this proposal.

Highways have carried out an assessment based on the above allocated parking that has been proposed/approved in each of the separate applications, and the total 181 spaces will be required (including 156 allocated spaces, 19 visitor spaces and 6 unallocated spaces). This is 1 space over the proposed provisions on-site, with no available surplus to be converted into bin and cycle storage.

With the under supply of parking spaces, Highways query where the cycle and bin storage could be provided. To avoid overspilling of wastes and recyclables to the driveway, the required area of the refuse collection point shall also be confirmed with the council's Cleaner & Greener team.

If the applicant may wish to amend the approved parking arrangement in 241855 for the provision of cycle and bin storage, a separate consent of varying condition will be required before this proposal can be properly assessed.

Conditions & Reasons (if required)

Date:	5/8/2025	Signed:	JP
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