

Date: 7 July 2025
Application: 251579



**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: 251579

Applicant: Mrs M Kaur

Site Address: 36 Erleigh Court Gardens, Earley, Wokingham, RG6 1EH

Parish: Earley

Grid Reference: Easting - 474152, Northing - 173285

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of existing property into a sui generis HMO (7 or more occupants) dwelling. (retrospective)

Case Officer: Claire Moore

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 251579. 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:	251579
Address:	36 Erleigh Court Gardens, Earley, Wokingham, RG6 1EH.		
Proposal:	Full application for the proposed change of use of existing property into a sui generis HMO (7 or more occupants) dwelling. (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

The council does not have a specific parking standard for HMO's. Consistent with previous applications of this nature, Highways consider the most appropriate standard to be that for rented studio apartments, which requires 0.5 unallocated parking space/studio. Applying this parking standard to the proposed use per bedroom, requires 3.5 parking spaces. The submitted site layout provides 4 parking spaces and on that basis the level of parking is considered acceptable in this instance. All parking spaces shall remain unallocated.

Secure and covered cycle storage is required at a rate of 1 cycle space per bedroom. Highways request further details of the design and location of this, and also to demonstrate suitable pedestrian access to the cycle store(s). Alternatively, this could be secured through condition.

Conditions & Reasons (if required)

1. CF4 (Amended) – PARKING (AS APPROVED)
No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking spaces have been provided in accordance with the approved plans. The vehicle parking spaces shall be unallocated and shall be permanently maintained and remain available for the parking of vehicles at all times.
2. CF9 (Amend: Prior to occupation..) - CYCLE PARKING (TO BE APPROVED)

Date:	8/7/25	Signed:	AC
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