

PN CLASS AA DET COMM STOREYS
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 September 2024

Application Number: 241853

Location: 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.

Recommendation: Prior Approval Refusal

Reasons

1. The development does not suitably address the fire safety impacts on the intended occupants of the building owing to inadequate means of escape from the building and an insufficient number of fire-fighting shafts being proposed for the size of the building. As such, the development does fails to comply with AA.2(1)(I) of Class AA, Part 20, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives

1. The decision is made based upon the following plans and documents:

Confirmation of Existing Building Height (Application 241853) dated 12th September 2024 prepared by Sphere25 Planning Consultancy

Received 12th September 2024

PD-012 Rev 1 - Existing Second Floor Plan

PD-013 Rev 1 - Existing Third Floor Plan

PD-031 Rev 1 - Existing Front Elevation

PD-502 Rev 1 - Proposed Second & Third Floor Plan

PD-701 Rev 1 - Proposed Front Elevation

Received 10th September 2024

PD-021 - Existing Section

PD-014 - Existing Fourth Floor Plan

PD-032 - Existing Rear Elevation

PD-033 - Existing Side Elevations
PD-015 - Existing Roof Plan
PD-500 - Proposed Ground Floor Plan
PD-504 - Proposed Fourth & Fifth Floor Plan
PD-501 - Proposed First Floor Plan
PD-505 - Proposed Sixth Floor Plan
PD-506 - Proposed Roof Plan
PD-702 - Proposed Rear Elevation
PD-703 - Proposed Side Elevations
PD-601 - Proposed Section
PD-001 - Site Location Plan
PD-002 - Existing Site Plan
PD-011 - Existing First Floor Plan
PD-004 - Proposed Site Plan
PD-010 - Existing Ground Floor Plan
PD-009 - Existing Basement Plan

CIL Form

Application Form

Flood Risk Assessment & SUDS Report, prepared by Nimbus Engineering Consultants, Document Number: C3277-R1-Rev-A, dated July 2024
Transport Statement prepared by Markides Associates dated 24 June 2024

Planning Supporting Document dated July 2024 prepared by Sphere25 Planning Consultancy

Tier 1 Contaminated Land Preliminary Risk Assessment, Ref: P1202- 02/R1/V2, dated May 2024

Daylight & Sunlight Assessment, prepared by Create Consulting Engineers Ltd, Reference: MB/VL/P24-3203/02, dated May 2024

Noise Impact Assessment, Document reference: AC20099.01.00, prepared by Trace Surveys

Fire Statement prepared by FCS Live, 400 Thames Valley Park Phase 2, Version No. 1.0 dated 23/05/2024

Received 19th July 2024

Recommendation and conditions/reasons agreed:

A handwritten signature in blue ink, appearing to be 'AJE', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 23/09/24

REMEMBER - The earliest date for a decision on this application is: **23 August 2024**