18th November 2026

Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Sir/Madam,

RE: PLANNING APPLICATION FOR EXTENSION OF CAR PARK – PUREGYM, 6 KING STREET LANE, WINNERSH

Please find enclosed a full planning application for the extension of the existing car park at 6 King Street Lane, Winnersh. The application is submitted on behalf of Pure Gym Limited and this covering letter sets out details of the proposed development and an assessment of its compatibility with the requirements of relevant planning policies.

Introduction

The application site is located within the district centre at Winnersh and comprises a freestanding commercial building with car parking that is accessed from King Street Lane. The site was previously occupied by Magnet but has recently been converted to a gym following a grant of planning permission for change of use (ref. 260600). As part of the change of use, amendments were made to the existing car park to increase the number of parking spaces from 22 to 34. New disabled and cycle parking facilities were also provided.

This current planning application seeks to extend the car parking to provide a further 10 parking spaces. The extended car parking would utilise surplus space to the front of the site but would not affect the existing access from King Street Lane. Existing palisade fencing to the front of the site will be removed and hard surfacing extended to the southern boundary to provide the additional parking spaces.

Planning Assessment

The development plan for Wokingham currently comprises the Core Strategy (adopted in 2010) and the Managing Development Delivery Document (adopted in 2014). As noted above, the application site is located within the district centre boundary of Winnersh as shown on the policies map associated with the development plan. It is not subject to any other site-specific policies or allocations.

This proposal involves the provision of a limited number of additional car parking spaces to serve the recently opened gym facility at 6 King Street Lane. The increase in parking provision is intended to assist the operation of the site and maximise available customer parking. The parking accumulation assessment associated with planning application ref. 260600 (Technical Note TN02 by Stantec) forecast that the gym would have a maximum car park occupancy of 88% at peak times. The provision of additional spaces will reduce these occupancy levels in percentage terms and provide additional flexibility to accommodate visitor turnover and occasional peaks in demand. The enhanced parking provision will not exceed the parking standards guidance provided within the Managing Development Delivery Document and will continue to provide an appropriate overall level of off-street parking.

The current proposal will not increase the overall number of vehicle movements to and from the application site and will have no material impacts on the operation of the local highway network or highway safety. Indeed, the additional parking provision will limit the potential for any overspill parking affecting the highway network. It is therefore considered that the additional parking provision will

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accord with Policy CP6 ('Managing Travel Demand') of the Core Strategy and Policy CC07 ('Parking') of the Managing Development Delivery Document.

The proposed development will include the removal of the existing palisade fencing and gates to the King Street Lane frontage. No new boundary treatments will be installed to the frontage, opening up views into the wider site. Concrete surfacing will be used to create the new parking area and additional parking spaces will be identified with painted linings as per existing arrangements. The design and layout of the development will not conflict with the requirements of Policy CP3 ('General Principles of Development') of the Core Strategy.

Summary

This application seeks planning permission for the extension of the existing car park at 6 King Street Lane, Winnersh. These minor works would be associated with the permitted gym use at the application site and will provide enhanced parking facilities for visitors. The extension of the car park will create 10 additional parking spaces, bringing the total capacity of the car park to 44 spaces. The additional parking will create additional flexibility to accommodate visitor turnover and will continue to provide an appropriate level of off-street car parking at the site. It will not increase the overall number of vehicle trips to the site and will not have any impacts on the operation of the local highway network or highway safety.

If you have any queries or require any further information, then please don't hesitate to contact me.

Yours sincerely,

[redacted]

JONATHAN WADCOCK
Director

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