

Date: 23 October 2025
Application: 252578



**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,

PN Class MA Commercial to Resi Consultation

Application Number: 252578

Applicant: All Brick & Stone UK Ltd

Site Address: Offices to the rear of Billingbear Lodge, Maidenhead Road, Wokingham, Binfield, RG40 5RU

Parish: St. Nicholas Hurst

Grid Reference: Easting - 482436, Northing - 171727

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial premises to 1 no. dwelling.

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 252578. 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 requested from the case officer.

Your observations are required in respect of this application by **13 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SW (Stantec)		
Service	WBC Highways	App No:	252578
Address:	Offices to the rear of Billingbear Lodge, Maidenhead Road, Wokingham, Binfield, RG40 5RU.		
Proposal:	Prior approval submission for proposed change of use of the commercial premises to 1 no. dwelling.		
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

General

The proposed works consist of a change of use of an existing commercial property to a residential dwelling comprising of 5 habitable rooms.

The key highways considerations for PN Class MA are transport impacts of the development, particularly to ensure safe site access.

Access

Existing access is to be retained and is acceptable.

Car Parking

According to the WBC Car Parking Standards, the development of such scale in Village location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The existing car parking location for the site is proposed to be used for the residential dwelling. While the proposed parking area will have adequate car parking provision for the proposed number of habitable rooms, the applicant is required to confirm if the parking area is private or shared with any neighbouring properties.

If it is a communal parking court, the existing and proposed parking arrangement shall be indicated.

Cycle Parking

The attached plans have not outlined the proposed cycle parking provision. It is acknowledged that there is a 'Store' located to the south of proposed dwelling which can be utilised. Cycle parking provision is to be provided in accordance with WBC Parking Standards.

The applicant shall confirm if the residents will have access to the store for cycle storage.

Refuse Collection

The site is in close proximity to the public highway, and kerbside refuse collection is suitable for this site. Therefore, the proposed arrangement is considered acceptable.

In view of the nature of a shared drive, to avoid overspilling of wastes and recyclables to the driveway, the required area of the refuse collection point shall be confirmed with the council's Cleaner & Greener team.

Conditions & Reasons (if required)

Date:	07.11.2025	Signed:	SW (Stantec)
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