

Date: 17 March 2025
Application: 242066



**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,

Full Planning Approval Consultation

Application Number: 242066

Applicant: Klara Ascot Limited

Site Address: Ascot House, Finchampstead Road, Wokingham, RG40 2NW

Parish: Wokingham Town

Grid Reference: Easting - 481007, Northing - 168212

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 242066.

The new details are as follows: **Amended plans received to provide additional information in respect to parking, neighbouring amenity, contextual analysis and visual impact.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Benjamin Hindle.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Gordon Adam Development Control	To (Case Officer):	Benjamin Hindle
Service	WBC Highways	App No:	242066
Address:	Ascot House, Finchampstead Road, Wokingham, RG40 2NW.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

General

1. Highways understands that this application is for an additional 10 flats (2 x 1 bed and 8 x 2 bed).
2. There would be no traffic impact from this proposed development.
3. The site is in a sustainable location close to the town centre, bus services and the rail station.
4. These comments concern revised plans and responses to previous highway comments.

Parking

5. It is proposed that each flat would have a parking space which is the same provision for the existing 24 flats which is welcome. As the 10 flats will have unallocated parking, the level of parking is acceptable.
6. Highways previously requested that a plan showing the existing spaces for the 24 flats with the additional spaces clearly illustrated be submitted. Plan FRNT_25.521_200.2_P02_Parking Plan_A3 has been submitted showing the existing and proposed spaces which is welcome.

7. There are currently 32 spaces on site and 4 disabled bays which would be insufficient to cater for the 34 spaces required. Highways previously recommended the removal of the disabled spaces. The above plan shows 38 spaces on site which is welcome. This gives a parking ratio of 1.1 which is acceptable for Wokingham Town Centre.
8. In the Construction Management Plan (Document 82054-03 Rev F), sets out in Appendix ii the relocated parking spaces during construction. Highways would expect the change in spaces to be included for the 10 new flats. An acceptable explanation has been provided on this matter as this is only required during the construction phase.
9. All new spaces provided would need to be 5m x 2.5m.
10. Highways would recommend that a parking management plan be secured by planning condition.

Cycle Parking

11. It is proposed that there will be capacity for at least 62 cycle space based on a two-tier racking system. This exceeds standards which is welcome.
12. It is not clear on the site plan where the cycle parking will be located. This needs to be shown.
13. Due to the size of the site, highways accepts the two-tier proposal.
14. Highways previously recommended that the details of the cycle parking would be planning condition. Additional information on this matter has been submitted which is welcome, however the full detailed design of such a provision, including the kind of 2 tier storage would need to be submitted. Therefore, highways is content to secure this through a planning condition.

Electric Vehicle Charging

15. It is welcome that for the new flats will be provided with EVC charging points in line with Building Control Regulations Approved Document S.
16. It is proposed that as there are existing EVC charging spaces at the southern part of the site, a further 14 charging spaces will be provided in this location which is acceptable.

Access

17. It is proposed that the access to this development would be the same as existing from Denmark Street Roundabout. Highways is content that no amendments to this access will be required.

Swept path analysis

18. Swept paths of a refuse vehicle of acceptable dimensions have been submitted which are acceptable.
19. Swept paths of a large car have been submitted for the new parking spaces which is welcome.

Construction Management Plan

20. A Construction Management Plan (Document 82054-03 Rev F) has been submitted in support of this application which is welcome.
21. It is welcome that existing parking spaces have been relocated to allow the compound to be created. These spaces would need to be returned to their original location once construction has been completed.
22. The hours of work are acceptable.
23. The construction route either via Finchampstead Road or via Wellington Road are acceptable. No construction vehicles can travel via the Town Centre and Denmark Street.
24. It is welcome that construction vehicles entering and egressing the site will be managed by Banksman.
25. It is welcome that wherever possible deliveries to the site would avoid the AM and PM peak hours, and no deliveries should arrive at the site outside operation hours.
26. Construction workers will park in Carnival Public Car Park as no vehicles will be allowed to park on nearby residential roads which is welcome
27. Wheel washing and monitoring of the highway have been included which is welcome.
28. Highways is therefore content to secure this document through a planning condition.

Conditions & Reasons (if required)

CF4 - Parking as approved (please use plan
FRNT_25.521_200.2_P02_Parking Plan_A3)
CF9 - Details of cycle parking
CH8 - Construction Management Plan
CC8 - Hours of Construction

Date:	26 th March 2025	Signed:	Gordon Adam
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