

Date: 25 March 2025
Application: 250644



**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: 250644

Applicant: Mrs Sana Ubair

Site Address: 56 Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ

Parish: Winnersh

Grid Reference: Easting - 478367, Northing - 171096

Type of Development: Minor All other developments

Proposal: Full application for the change of use of existing residential dwelling to a mixed use of residential and childminding business and erection of outbuilding for childminding business. (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 250644. 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:	JP		
Service	WBC Highways	App No:	250644
Address:	56 Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ.		
Proposal:	Full application for the change of use of existing residential dwelling to a mixed use of residential and childminding business and erection of outbuilding for childminding business. (Retrospective)		
Type of Development:	Minor All other developments		
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 proposal involves changing the ground floor of the existing dwelling (Class C3) to a childminding facility (Class E(f)) and erecting an outbuilding. The Highways assume the proposed outbuilding to be ancillary to the childminding facility and other part of the dwelling will remain as residential use.

Sustainability

The site is acceptable in terms of access to sustainable modes of travel. The site has good access to the pedestrian and cycle network and Winnersh Station within 500m walking distance.

Traffic Impacts

The site proposes to operate between 8:00am and 6:00pm during weekdays to accommodate eight children at the facility.

While the traffic impacts are not being assessed in the submission, the site is expected to have similar trip patterns as a children nursery site. The average peak hour trip attraction of a nursery is 0.25 car trip/pupil at 8:00-9:00 am. The site will attract up to 4 vehicles during AM peak, which will unlikely have significant impact on the local highway network.

Access

The existing gated access off the B3030 Robin Hood Lane will be utilised. The proposed parking arrangement will likely require widening of existing access and alternating the boundary treatment, which has not been indicated in the submission.

Meanwhile, as the shared private drive provides access to the neighbouring properties, turning area has to be provided within the red line.

The applicant is required to submit the swept path analysis with large saloon car to demonstrate vehicles can enter and leave the driveway in forward gear. The Highways recommend short-stay parking spaces to be set back from the access.

Parking

According to the WBC Parking Standards, Nursery and Creche will require one car parking space per full time equivalent staff member. Each parking space shall have minimum dimensions of 5.0m x 2.5m. Those details shall be marked on a submission plan.

While it is not clearly stated in the submission, operating details including the numbers of staff (full-time and/or part-time) shall be provided for the Highways to assess the sufficiency of long-stay and short-stay parking.

Sufficient parking shall be provided within the red line to ensure to the free flow of traffic along the shared drive and Robin Hood Lane will not be obstructed.

Cycle Provisions

According to the WBC Parking Standards, one cycle parking allocation shall be provided per five full time equivalent staff. The plan shall be revised accordingly.

Conditions & Reasons (if required)

Date:	26/3/2025	Signed:	JP
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