

Date: 7 April 2026
Application: 260747



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 260747

Applicant: Mr Henry Butterfield

Site Address: 29 Denton Road, Wokingham, RG40 2DX

Parish: Wokingham

Grid Reference: Easting - 481356, Northing - 168485

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the building to 1 no. dwelling (Use Class C3).

Case Officer: Tariq Bailey-Biggs

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 260747. 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 **28 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260747
Address:	29 Denton Road, Wokingham, RG40 2DX.		
Proposal:	Full application for the proposed change of use of the building to 1 no. dwelling (Use Class C3).		
Type of Development:	Other Change of Use		
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 applicant proposes to change to use of existing chiropractor practice (Use Class E) on the G/F to residential use (Use Class C3). This is to combine the existing flat with three habitable rooms on the 1/F to a single dwelling house with six habitable rooms. The existing access is to be retained.

As the site is currently functioned as residential use on the first floor, Highways have no objection on site sustainability for the proposal.

No additional traffic impact is anticipated from the proposal.

Parking

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

The retainment of three parking spaces can meet the parking requirement.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocations will be required per dwelling with 6+ habitable rooms.

The applicant shall indicate direct access to the rear garden, cycle store of suitable sizes. This is to be secured via planning conditions

Refuse Collection Arrangement

Kerbside collection remains suitable for this site, which is acceptable.

Conditions & Reasons (if required)

CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	21/4/2026	Signed:	JP
--------------	-----------	----------------	----