

Date: 27 August 2024
Application: 241833



**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,

Full Planning Approval Consultation

Application Number: 241833

Applicant: Mr Bhaskar Basu

Site Address: 10 Thorney Close, Earley, Wokingham, RG6 3AF

Parish: Earley

Grid Reference: Easting - 476399, Northing - 171012

Type of Development: Other Change of Use

Proposal: Full application for the erection of a single storey rear extension and the change of use to a mixed use of residential and commercial, consisting of the use of the rear extension for dance lessons, plus conversion of the garage to habitable accommodation and changes to fenestration. (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 241833. 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:	AC		
Service	WBC Highways	App No:	241833
Address:	10 Thorney Close, Earley, Wokingham, RG6 3AF.		
Proposal:	Full application for the erection of a single storey rear extension and the change of use to a mixed use of residential and commercial, consisting of the use of the rear extension for dance lessons, plus conversion of the garage to habitable accommodation and changes to fenestration. (Retrospective).		
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

It appears that the garage conversion and extension was already given planning consent (ref 182326). As part of that consent the driveway parking and access was to be improved and secured by conditions. This work has taken place and the level of parking is considered acceptable.

Highways request further information relating to the proposed use for dance lessons:

1. Frequency of dance lessons including days, times, duration. If more than one lesson per day it is recommended that a stagger between lessons is introduced.
2. It is assumed lessons are on a 1-1 basis however confirmation is required on the maximum number of participants in each lesson.
3. Confirm that the resident/applicant is the only dance instructor.

Date:	29/8/24	Signed:	AC
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