

Date: 4 November 2024
Application: 242654



**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: 242654

Applicant: .

Site Address: Ye Olde Leathern Bottel, 221 Barkham Road, Wokingham, RG41 4BY

Parish: Wokingham Town

Grid Reference: Easting - 479552, Northing - 167904

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a single storey extension to the existing public house to include remodelled

pub/kitchen, first floor extension and loft conversion to create 5no. rooms of accommodation along with changes to fenestration and installation of additional roof lights plus associated changes to access, parking and other ancillary works.

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 242654. 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:	242654
Address:	Ye Olde Leathern Bottel, 221 Barkham Road, Wokingham, RG41 4BY.		
Proposal:	Full application for the proposed erection of a single storey extension to the existing public house to include remodelled pub/kitchen, first floor extension and loft conversion to create 5no. rooms of accommodation along with changes to fenestration and installation of additional roof lights plus associated changes to access, parking and other ancillary works.		
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

This proposal will introduce 5 new ensuite bedrooms (hereafter 'hotel rooms') in an existing public house. The proposed access of the application site is overlapped with the previously refused Outline Planning Application Reference 232621 for up to 60 dwellings for older people.

The site is in relation to an earlier planning application 241556 that would introduce 13 new hotel rooms, which was refused due to insufficient information on car parking provision. The applicant has supplemented the parking survey in this application.

Access

This application will be based on the proposed access strategy of Application 232621 and stop up the existing access. Dropped kerbs and tactile paving are proposed at crossing points.

As Application 232621 are not permitted, the proposed access designs and construction shall be secured under this proposal. The same planning condition will be recommended to secure this.

Traffic Impacts

The traffic generated from 5 hotel rooms are unlikely to have significant impacts on the wider highway network.

Parking

The site has 60 parking spaces (including two disabled parking). This proposal will reconfigure the parking spaces and reduce the total parking spaces to 46 (including two disabled parking) of dimensions 4.8m x 2.4m.

According to WBC Parking Standards, the new hotel will require 5 parking spaces for guests and additional staff parking based on the numbers of hotel staff. Each parking space shall have minimum dimensions of 5.0m x 2.5m. A minimum of 6m driveway clearance will be required for vehicle manoeuvring at forwards gear.

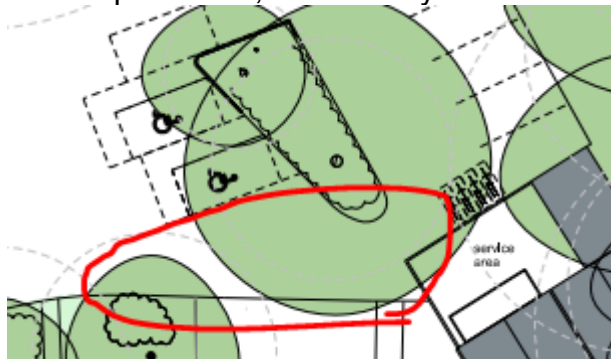
The TS in Appendix B considers the development of the previous application with 13 hotel rooms, which suggests that the staff associated with the pub would operate the B&B and therefore no further parking for staff would be required. Due to the reduced scale in this application, the Highways assume no additional staff will be required for this application.

The applicant has provided on-site parking survey data on a Saturday between 10:00 and 23:00, with a maximum occupancy of 31 spaces, which can be acceptable.

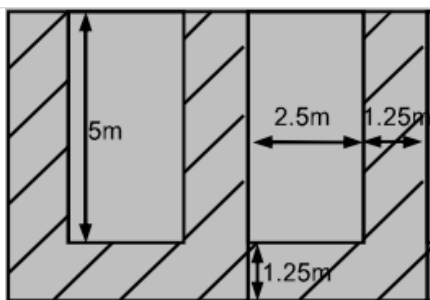
While the applicant confirms that the busiest operational day of the week is Saturday, it is uncertain if the parking demand on Sundays are comparable. The Highways also expect parking survey results on Sunday between 11:00 and 22:30.

Meanwhile, some of the proposed parking spaces are located within the Root Protection Area, which will be reviewed by the council's landscape team. Shall there be amendment to the proposed parking spaces, the Highways shall be re-consulted.

The applicant shall clarify if circled section will form part of the circulation route of the car park. If so, it is unlikely to be sufficiently wide for vehicles to manoeuvre.



Extra spaces have been provided for disable parking, which is welcomed. However, extra spaces shall be provided on three sides of the parking as indicated:



Meanwhile, the positions of the disabled parking are not desirable. By overlaying the swept path of the 7.5t box van with the proposed parking layout, the servicing vehicle will have to run over the disabled parking spaces for manoeuvring.



As the proposed car parking layout has been amended, swept path analysis for a large saloon car shall be provided at all end spaces, to ensure sufficient turning and manoeuvring areas.

The applicant is also required to submit the swept path analysis with a 10m HGV to demonstrate servicing vehicle can enter and leave the driveway in forward gear with the proposed layout.

Conditions & Reasons (if required)

Date:	11/11/2024	Signed:	JP
--------------	------------	----------------	----