

Date: 13 November 2025
Application: 252724



**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: 252724

Applicant: Jade Robinson

Site Address: 3 Bushell Way, Arborfield, Wokingham, RG2 9FQ

Parish: Arborfield and Newland

Grid Reference: Easting - 476398, Northing - 165836

Type of Development: Other Change of Use

Proposal: Full application for the change of use to a mixed use of residential and hair salon with associated parking. (Retrospective)

Case Officer: James Fuller

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 252724. 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 **4 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service	WBC Highways	App No:	252724
Address:	3 Bushell Way, Arborfield, Wokingham, RG2 9FQ.		
Proposal:	Full application for the change of use to a mixed use of residential and hair salon with associated parking. (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

General

This application considers the retrospective change of use of a residential dwelling to a mixed residential and hair salon (Class E(c)(iii), including associated parking provision.

The existing dwelling comprises of 8 habitable rooms. This includes a game room/gym which was converted from a double garage (*WBC Planning Application Ref. 243246*). This space is now proposed to be converted into the hair salon which would be a net reduction of 1 habitable room for the dwelling and convert 18m² of area into the hair salon.

Access

The access is currently provided via the private shared drive Bushell Way. Bushell Way is a cul-de-sac which provides access to 3-4 properties, including 3 Bushell Way. No changes to the access arrangements are proposed, which is acceptable.

Car Parking

This application proposes 5 parking spaces. The parking spaces '1' and '2', as shown in the Site Block Plan, are allocated to the salon and the remaining parking spaces are allocated to the dwelling.

It is understood that the previous application (243246) was approved for a total of 4 parking spaces (Parking spaces '1' to '4'). The previously approved hedges

along the northern boundary are now proposed to be removed to facilitate parking spaces '4' and '5' as tandem parking bays.

As the hair salon is operated to facilitate 2-4 people per day, it is assumed that there is only one hairdresser. Allocation of two spaces for the hair salon are acceptable. Meanwhile, according to the WBC Car Parking Standards, the development of such scale in Urban location will require at least two parking within the red line boundary. All parking spaces are to be in line with WBC Parking standards which have minimum dimensions of 5.0m x 2.5m. Three parking spaces are therefore appropriate for the residential dwelling.

In view of the parking spaces for the hair salon and the remaining parking spaces for the residential dwellings can be accessed independently, and the proposed parking spaces do not obstruct the shared drive to the neighbouring properties, the Highways consider the proposed layout to be acceptable for this instance.

Given the tandem arrangement is proposed, Parking Spaces '4' and '5' shall not be utilised by the hair salon.

It is the applicant's responsibility to ensure that parking is managed in a manner that does not exceed existing conditions. If there are substantial changes regarding the anticipated parking demand of the hair salon, the Highways shall be reconsulted.

Cycle Parking

The shared plans make no mention of the cycle parking facilities. The store remains suitable for cycle storage for the dwelling. The applicant shall clarify the location of cycle parking facilities for the hair salon when discharging planning condition.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	28.11.2025	Signed:	JP [SW]
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