

**Date:** 16 October 2024  
**Application:** 242533



**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:** 242533

**Applicant:** Mr Crawford Temple

**Site Address:** Unit 1, 125 Reading Road, Wokingham, RG41 1HD

**Parish:** Invalid code

**Grid Reference:** Easting - 479832, Northing - 169504

**Type of Development:** Minor Retail distribution and servicing (1-999)

**Proposal:** Full application for the erection of two storey front extension to provide additional retail floor space.

**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 242533. 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

|                             |                                                                                                           |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                        |                |        |
| <b>Service</b>              | WBC Highways                                                                                              | <b>App No:</b> | 242533 |
| <b>Address:</b>             | Unit 1, 125 Reading Road, Wokingham, RG41 1HD.                                                            |                |        |
| <b>Proposal:</b>            | Full application for the erection of two storey front extension to provide additional retail floor space. |                |        |
| <b>Type of Development:</b> | Minor Retail distribution and servicing (1-999)                                                           |                |        |
| <b>Site Visit Made:</b>     | 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

The site is in relation to a previous refused planning application of 240383 and a pre-application consultation reference 241109. The Highways have no objection in principle to 240383, subject to the retail area being ancillary to the main workshop and the retainment of parking spaces. Meanwhile, the Highways were not involved in the pre-application consultation 241109.

In the previous planning application 240383, the Highways have no objection to the motorbike retail area of 122m<sup>2</sup> on the basis that it is ancillary to the main workshops, customers to the retail area will then arrive mainly by motorbikes, so that it is unlikely to induce additional demand for car parking.

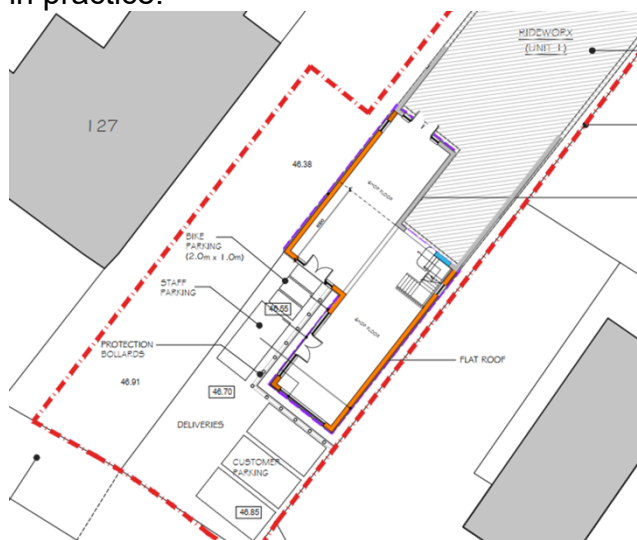
In this proposal, the proposed scale of development is expanded to 230m<sup>2</sup> and a café has been added, resulting in an increase the shop floor areas and a reduction of car and motorcycle parking spaces. The applicant states that car parking spaces will reduce from 5 to 4 and motorcycle parking spaces will reduce from 4 to 3, so there will be a loss of one car parking space and one motorcycle parking space.

However, from the satellite view, there are 9 cars and multiple motorcycles are parked within the red line area of current shop setting, which are far more than the proposed parking provisions.



The reduction in parking and cycle parking with shop extensions will potentially overspill cars and motorcycles on access road and public footway. This can obstruct the visibility splays and free flow of traffic, and lead to highway safety issues.

Meanwhile, by overlapping the site plan and floor plan, the car and bike parking spaces in front of the shop will obstruct the shop access, which will not be practical in practice.



Although the applicant has a good intention to seek informal agreements with the adjacent retailers for additional parking spaces, those parking provisions are not within the red line and the applicant will have no control over the land to secure the availability of those parking.

Meanwhile, those parking spaces locate in the parking court at the rear of the shop. Visitors of this site are unlikely to be aware of those provisions and will continue the current arrangement to park at the front of the shop, which will further intensify the overspilling of cars and motorcycles on access road and public footway, which is not acceptable.

In view of the above, the Highways cannot support the proposal.

| Conditions & Reasons (if required) |            |                |    |
|------------------------------------|------------|----------------|----|
|                                    |            |                |    |
| <b>Date:</b>                       | 16/10/2024 | <b>Signed:</b> | JP |