

Date: 3 September 2024
Application: 242151



**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: 242151

Applicant: Ms Hing Ling Leung

Site Address: Phoenix Unit, Wokingham Hospital, Barkham Road, Wokingham, RG41 2XR

Parish: Wokingham Town

Grid Reference: Easting - 480437, Northing - 168460

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a log cabin building to provide a sensory room.

Case Officer: Adriana González

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 242151. 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:	242151
Address:	Phoenix Unit, Wokingham Hospital, Barkham Road, Wokingham, RG41 2XR.		
Proposal:	Full application for the proposed erection of a log cabin building to provide a sensory room.		
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

A Pre-application (Reference 222957) has been submitted prior to the formal planning application. The Highways were not involved in the Pre-application.

The proposal is to erect a 30m² new log cabin building at the back garden of the Phoenix Unit. Due to the scale of the development, it is assumed that there will be no changes on the numbers of patients and staff, site access, traffic generation and parking demand.

Shall the proposal have impacts on the patients and staff numbers, the parking and cycling provisions will have to be reviewed.

Conditions & Reasons (if required)

Date:	3/9/2024	Signed:	JP
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