

Date: 18 February 2026
Application: 260091



**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: 260091

Applicant: My Future Living

Site Address: 36 Magnolia Court, Headley Road East, Woodley, Wokingham, RG5 4SD

Parish: Woodley

Grid Reference: Easting - 477279, Northing - 173505

Type of Development: Other Change of Use

Proposal: Full application for the change of use of an existing housing manager's flat to an age-restricted dwelling (Use Class C3)

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 260091. 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 **11 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260091
Address:	36 Magnolia Court, Headley Road East, Woodley, Wokingham, RG5 4SD.		
Proposal:	Full application for the change of use of an existing housing manager's flat to an age-restricted dwelling (Use Class C3)		
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

The site is currently operated as 34 no. of independent age-restricted flats without provision of care services. The applicant proposes to convert the existing manager's flat to an additional age-restricted flat (Use Class C3). The floor plan will be retained as existing.

In view of the operations of the site, the proposal will unlikely lead to change in traffic impact and parking demand. The Highways have no objection to the proposal.

Conditions & Reasons (if required)

Date:	24/2/2026	Signed:	JP
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