

**Date:** 21 October 2024  
**Application:** 242066



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Economic Prosperity & Place  
(Community Infrastructure)

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Economic Prosperity & Place (Community Infrastructure),

**Full Planning Approval Consultation**

**Application Number:** 242066

**Applicant:** Klara Ascot Limited

**Site Address:** Ascot House, Finchampstead Road, Wokingham, RG40 2NW

**Parish:** Wokingham Town

**Grid Reference:** Easting - 481007, Northing - 168212

**Type of Development:** Major Dwellings (10+)

**Proposal:** Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works.

**Case Officer:** Benjamin Hindle

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 242066. 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>                | Alison Smithen<br>Housing Partnerships<br>and Projects Officer                                                                                                                                                                                                                                                                    |                |        |
| <b>Service</b>              | WBC Economic<br>Prosperity & Place<br>(Community<br>Infrastructure)                                                                                                                                                                                                                                                               | <b>App No:</b> | 242066 |
| <b>Address:</b>             | Ascot House, Finchampstead Road, Wokingham, RG40 2NW.                                                                                                                                                                                                                                                                             |                |        |
| <b>Proposal:</b>            | Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works. |                |        |
| <b>Type of Development:</b> | Major Dwellings (10+)                                                                                                                                                                                                                                                                                                             |                |        |
| <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 threshold for affordable housing on Previously Developed Land within Major Development Location triggers the requirement to provide affordable dwellings.

To meet the requirements of Policy CP5 of the Core Strategy, a minimum of 20% of the total number of units (net) should be provided as affordable housing for residential sites 5 to 14 Dwellings between 0.16ha and 0.49ha.

The Council will not accept a mixed block of market housing and social rented homes therefore we will request the Commuted Sum in lieu of the two affordable housing units of £149,638.54.

## Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

|              |            |                |           |
|--------------|------------|----------------|-----------|
| <b>Date:</b> | 13/11/2024 | <b>Signed:</b> | A Smithen |
|--------------|------------|----------------|-----------|