

Date: 29 August 2024
Application: 242194



**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,

PN Class MA Commercial to Resi Consultation

Application Number: 242194

Applicant: Riverlow Reading Ltd

Site Address: 59 Crockhamwell Road, Wokingham, Woodley, RG5 3JP

Parish: Woodley

Grid Reference: Easting - 476093, Northing - 173106

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial premises on the first floor (Units 2 and 3) to 3 no. dwellings, with associated ground floor entrance.

Case Officer: Kieran Neumann

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 242194. 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:	242194
Address:	59 Crockhamwell Road, Wokingham, Woodley, RG5 3JP.		
Proposal:	Prior approval submission for proposed change of use of the commercial premises on the first floor (Units 2 and 3) to 3 no. dwellings, with associated ground floor entrance.		
Type of Development:			
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

The site is in relation to the approved Planning Applications 222868 and 223566 for the provisions of 5 flats and 9 flats, respectively.

The proposal will convert two retain units (Use Class E) on the first floor into 3 no. of residential units (Use Class C3) under Prior Approval Class MA. The three flats will consist of four, three and one habitable rooms. The key highways considerations for PN Class MA are transport impacts of the development, particularly to ensure safe site access.

Vehicles are accessed via Lytham Road. There is no proposed change of access arrangement. The traffic generated from the three dwellings are unlikely to have significant impacts on the wider highway network.

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location will require a minimum of three parking spaces if they remain unallocated for the three dwellings. If all three parking spaces will be allocated to specific residential units, one additional visitor space shall be provided. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

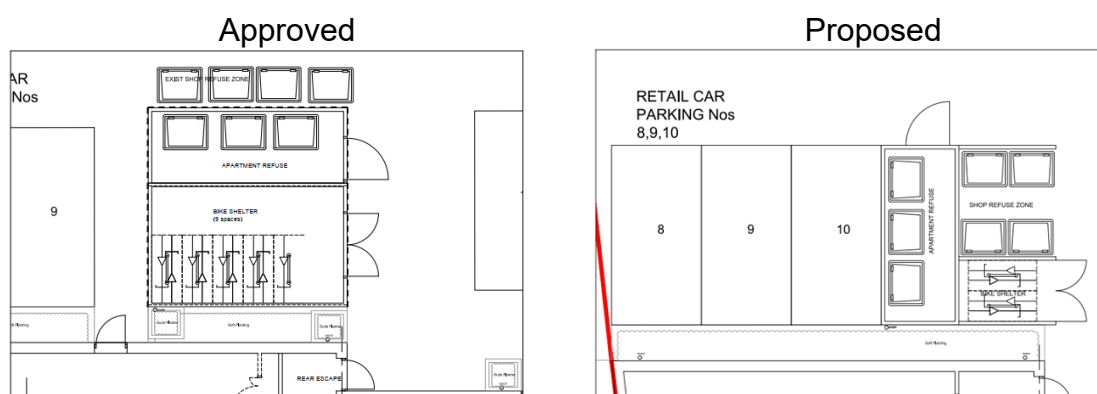
The Transport Technical Note states that among the 15 car parking spaces owned the applicant for use by Units 1-3, 7 of those are technically vacant for this proposal.

The applicant proposes to allocate three of the parking spaces to the proposed three flats and the remaining four spaces will remain available for commercial and/or residential related purposes subject to demand.

As there is no site constraint that limits parking provision on site, visitor parking space(s) shall be included within the red line. This can be achieved either by retaining all three parking spaces to be unallocated or including at least of the remaining four spaces to be visitor parking space(s).

Cycle Parking

While the applicant states that the cycle parking areas are as previously approved for the upwards extension proposals (Planning Applications 222868 and 223566), drawing no. 1101_59CR_AL_0_010 (Rev. 12) are not aligned with the approved drawings 1101_59CR_AL_0_009 (Rev. 5) and 1101_59CR_AL_0_010 (Rev. 1). The proposed sizes of cycle store in this proposal are significantly smaller than the approved dimensions.



The applicant is required to clarify the bike store arrangement and assess whether there will be sufficient spaces to accommodate the required cycle parking approved and proposed in this proposal.

Refuse Collection Strategy

As stated above, while the applicant states that the bin store areas are as previously approved for the upwards extension proposals, the submitted bin store details are not aligned with the approved drawings. The proposed sizes of bin store in this proposal are significantly smaller than the approved dimensions.

The applicant is required to clarify the refuse storage arrangement and assess whether there will be sufficient spaces to accommodate the both the wastes and recyclables for the 14 approved units and the 3 proposed units.

Conditions & Reasons (if required)

Date:	30/8/2024	Signed:	JP
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