

Date: 15 July 2025
Application: 251664



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 251664

Applicant: Mr and Mr Muhammad and Muhamad Faisal and Shoaib

Site Address: Unit 18 Anglo Industrial Park Fishponds Road Wokingham RG41 2JT

Parish: Wokingham Town

Grid Reference: Easting - , Northing -

Type of Development: Other Change of Use

Proposal: Full application for change of use from B1 and B8 (Class E(g)(i) to B2, car repair workshop, involving installation of associated MoT Automatic two post lift.

Case Officer: Rowan Reynolds

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 251664. 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:	251664
Address:	Unit 18 Anglo Industrial Park Fishponds Road Wokingham RG41 2JT.		
Proposal:	Full application for change of use from B1 and B8 (Class E(g)(i) to B2, car repair workshop, involving installation of associated MoT Automatic two post lift.		
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 applicant proposes to change the existing Class B1/E(g)(i) and B8 uses to B2 use, for use as a MOT and car repairs. No additional traffic impact is anticipated from the proposed changes of uses. Two existing parking spaces will be retained.

According to the WBC Car Parking Standards, the parking requirements for B1, B2 and B8 are as follows:

User Class	Car Parking Requirement	Cycle Parking Requirement
B1	Less than 2500m ² : 1 space/25m ² More than 2500m ² : 1 space/30m ²	1 LT space/150m ²
B2	Up to 250m ² : 1 space/25m ² Additional space above 250m ² : 1 space/50m ²	1 LT space/200m ²
B8	Up to 250m ² : 1 space/25m ² Additional space above 250m ² : 1 space/200m ²	1 LT space/200m ²

As the car and cycle parking requirements for B1, B2 and B8 are the same for the given site area of 179.3m², no additional car and cycle parking demands are anticipated for the proposed change of use.

Conditions & Reasons (if required)

Date:	16/7/2025	Signed:	JP
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