

Development Control
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

17th July 2024

Dear Sir/Madam

400 Thames Valley Park Drive

Prior approval Application: Planning Portal Reference PP-12836482

On behalf of TVP Investments Ltd please find enclosed a Prior Approval Application under Schedule 2, Part 20, Class MA, (commercial, business and service uses to dwellinghouses) of the General Permitted Development Order 2015 for a change of use of the ground, 1st 2nd and 3rd floors (Use Class E) to 62 residential dwellings (Use Class C3) at 400 Thames Valley Park Drive, Earley, Reading, RG6 1PT.

The description of development is as follows:

“Prior Approval application for a change of use of the ground, 1st, 2nd and 3rd floors (use Class E) to 62 residential dwellings (use Class C3)”.

The application is submitted via the Planning Portal (PP-12836482) and includes the following documents and plans in support.

Report	Author
Planning Supporting Statement	Sphere25
Transport Statement	Markides
Phase 1 Desktop Study	EPS Consulting
Daylight / Sunlight Assessment	Create Consulting Engineers
Flood Risk Assessment and SuDS Strategy	Nimbus Engineering
Fire Statement	FCS Live
Noise Assessment and Noise Survey	Trace Surveys
Preliminary Ecological and Bat Roost Appraisal	ArbTech

Plan Title	Plan Reference	Author
Site Location Plan	PD-001	Rohacs Architects
Existing Site Plan	PD-002	Rohacs Architects
Proposed Site Plan	PD-003-Proposed Site Plan	Rohacs Architects
Existing Basement Plan	PD-009	Rohacs Architects
Existing Ground Floor Plan	PD-010	Rohacs Architects
Existing First Floor Plan	PD-011	Rohacs Architects
Existing Second Floor Plan	PD-012	Rohacs Architects
Existing Third Floor Plan	PD-013	Rohacs Architects
Existing Fourth Floor Plan	PD-014	Rohacs Architects
Existing Roof Plan	PD-015	Rohacs Architects
Existing Section	PD-021	Rohacs Architects
Existing Front Elevation	PD-031	Rohacs Architects
Existing Rear Elevation	PD-032	Rohacs Architects
Existing Side Elevations	PD-033	Rohacs Architects
Proposed Ground Floor Plan	PD-100	Rohacs Architects
Proposed First Floor Plan	PD-101	Rohacs Architects
Proposed Second & Third Floor Plan	PD-102	Rohacs Architects
Roof Plan	PD-104	Rohacs Architects
Proposed Section	PD-201	Rohacs Architects
Proposed Front Elevation	PD-301	Rohacs Architects
-Proposed Rear Elevation	PD-302	Rohacs Architects
-Proposed Side Elevations	PD-303	Rohacs Architects

The above documents and plans are submitted in accordance with Schedule 2, Part 20, Class MA, (commercial, business and service uses to dwellinghouses) of the General Permitted Development Order 2015. They seek to address the conditions set out in the legislation and confirm compliance.

This application is submitted concurrently to the planning application ref PP-12836482. In accordance with the regulations, the class AA prior approval scheme will be implemented and completed before the implementation of this change of use application.

The Council's planning policy designations map indicates ecological sensitivities within the site and wider context. It notes that a bat survey is required for planning applications that involve roof modification or demolition, and that the locality is a highly suitable habitat for Great Crested Newts. A Preliminary Ecological Assessment and Roost Assessment has been undertaken which confirms the limited ecological sensitivity of the site

I trust that the application can be validated in an expedient manner, but please do not hesitate to contact me should you have any queries.

Yours Sincerely



Maddie Wild

Planner