

Date: 6 February 2025
Application: 250246



**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: 250246

Applicant: Munir Mobin

Site Address: 40 Elm Road, Earley, Wokingham, RG6 5TR

Parish: Earley

Grid Reference: Easting - 473557, Northing - 170559

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the property to supported living accommodation (Use Class C2).

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 250246. 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:	AC		
Service	WBC Highways	App No:	250246
Address:	40 Elm Road, Earley, Wokingham, RG6 5TR.		
Proposal:	Full application for the proposed change of use of the property to supported living accommodation (Use Class C2).		
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 proposal is to provide accommodation for up to 3 children under 24hr supervision from a member of staff. The level of use would be comparable to a standard dwelling and is not considered to have a significant impact on the highway network.

The existing frontage can accommodate up to 3 parking spaces and this is considered acceptable for day-to-day staff parking and additional parking to allow for shift changeovers and any visitor parking. The planning officer may wish to consider a condition to limit the number of occupants.

The site is located in a sustainable location with good pedestrian and cycle access and is within walking distance of a variety of services, amenities and public transport. The existing garage could be used for cycle storage for staff or children, as necessary.

Conditions & Reasons (if required)

1. There shall be no more than three occupants residing at the premises at any one time.
Reason: To ensure an acceptable level of parking in the interest of highway safety.

Date:	7/2/25	Signed:	AC
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