

Date: 20 May 2025
Application: 251187



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 251187

Applicant: Dr Ahmed Aleshaiker

Site Address: 281-283, Loddon Bridge Road, Reading, RG5 4BE

Parish: Invalid code

Grid Reference: Easting - 476644, Northing - 173235

Type of Development: Other Change of Use

Proposal: Full application for the change of use of 283 Loddon Bridge Road to a dental practice, to be used in conjunction with the existing dental practice at 281 Loddon Bridge Road. Including the addition of an open sided canopy link.

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 251187. 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:	251187
Address:	281-283, Loddon Bridge Road, Reading, RG5 4BE.		
Proposal:	Full application for the change of use of 283 Loddon Bridge Road to a dental practice, to be used in conjunction with the existing dental practice at 281 Loddon Bridge Road. Including the addition of an open sided canopy link.		
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

General

The applicant proposes to change the use of existing residential dwelling at 283 Loddon Bridge Road to increase the operations capacity of the existing dental practice at 281 Loddon Bridge Road.

While the total numbers of surgery rooms at 281 Loddon Bridge Road have not been provided, based on the room number indicated, the dental practice will likely increase the numbers of surgery rooms from 5 to 8. Confirmation is required.

Access

No. 281 and 283 Loddon Bridge Road are currently served by a shared dropped crossing of circa 16m long. Unless the applicant proposes to alter the dropped crossing, the Highways assume the existing dropped crossing can be utilised.

Traffic Impacts

The applicant is expected to submit an operational plan (preferably in form of a Transport Statement / Transport Technical Note) to provide details of the proposed extension based on the current operations.

This shall cover the net change in capacity of the site, including the existing and proposed numbers of surgery rooms, existing and proposed shift patterns of staff

members, and existing and anticipated level of patients arriving and leaving the site in half-hour intervals.

Parking

According to the WBC Parking Standards, Health Centres will require one car parking space per full time equivalent staff member and three parking spaces per consultation room. Given the nature of the proposal, each parking space shall be accessed independently.

The proposed provisions of five parking spaces (including one disabled parking) will not fully meet the council's parking requirements.

Meanwhile, the manoeuvring of the proposed parking spaces adjacent to 285 Loddon Bridge Road will be obstructed by the proposed boundary treatment, which is not acceptable.

However, given the proposal is an extension of current operations and is sited at a sustainable location with good bus services, less parking provision may be acceptable on a case-by-case basis.

Further to the comments in 'Traffic Impacts' section, the applicant is required to clarify the existing parking activities, provide the proposed numbers of short-stay and long-stay parking and the proportion of parking spaces currently being occupied by staff and patients.

Subject to the details provided, the Highways may request for a Parking Management Plan to be submitted.

Cycle Provisions

According to the WBC Parking Standards, one long-term allocation will be required per 5 staff and one short-term cycle parking allocation will be required per 5 staff for visitors.

As insufficient parking provisions have been proposed, sufficient cycle provisions will have to be indicated on the site plan.

Conditions & Reasons (if required)

Date:	21/5/2025	Signed:	JP
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