

Date: 23 March 2026
Application: 260437



**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: 260437

Applicant: Miss Lisa Spiers

Site Address: Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 480838, Northing - 172894

Type of Development: Other Change of Use

Proposal: Full planning application for the proposed change of use of an existing building to residential use (C3) to create 1no. dwelling house, including alterations to fenestration and the installation of roof lights, alongside the erection of a front porch, following the removal of an existing mobile home.

Case Officer: Annabelle Jones

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 260437. 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 requested from the case officer.

Your observations are required in respect of this application by **15 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260437
Address:	Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE.		
Proposal:	Full planning application for the proposed change of use of an existing building to residential use (C3) to create 1no. dwelling house, including alterations to fenestration and the installation of roof lights, alongside the erection of a front porch, following the removal of an existing mobile home.		
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

While some floorspaces of the proposed floor plans are not clearly labelled, the applicant proposes to change the use of an existing building to residential unit with seven to eight habitable rooms, and to demolish the existing mobile home.

The site is in relation to the previous planning approvals 251843 and 253069 to convert part of the equipment store to residential use. This revised proposal has a similar building footprint as the approved schemes, but completely remove the equipment store for habitable rooms.

Access

The existing access from Broadcommon Road will be retained, which is acceptable.

Car Parking

According to the WBC Car Parking Standards, the development of such scale in Village location will require two to three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway can accommodate three or more parking spaces of suitable dimensions, which is acceptable.

EV Charging Points

New dwellings are expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S).

The position of EVCP is indicated in Drawing No. 25072 PL200 A, which is acceptable. This may be subject to further authorisation via Building Control.

Cycle Provisions

According to the WBC Parking Standards, three cycle parking allocation will be required per dwelling with 6+ habitable rooms.

The applicant shall indicate direct access to the rear garden, cycle store or garage of suitable sizes for cycle storage on a plan or when discharging conditions.

Refuse Collection Strategy

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point.

While kerbside collection will likely be suitable, as the proposed dwelling will be sited over 30m from the public highway, the applicant shall indicate the position of the bin collection point on a plan or when discharging conditions.

Conditions & Reasons (if required)

1. CF9 - CYCLE PARKING (TO BE APPROVED)
2. CW5 - BIN COLLECTION (TO BE APPROVED)

Date:	31/3/2026	Signed:	JP
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