

Date: 22 July 2024
Application: 241855



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

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Dear WBC Highways,

PN Class MA Commercial to Resi Consultation

Application Number: 241855

Applicant: TVP Investments Ltd

Site Address: 400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT

Parish:

Grid Reference: Easting - , Northing -

Type of Development:

Proposal: Prior approval submission for change of use of the ground, 1st, 2nd and 3rd floors to 62no residential dwellings (use Class C3).

Case Officer: Connie Davis

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 241855. 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:	241855
Address:	400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT.		
Proposal:	Prior approval submission for change of use of the ground, 1st, 2nd and 3rd floors to 62no residential dwellings (use Class C3).		
Type of Development:			
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 proposal will convert the existing 4 storey commercial building (Use Class E) into 62 no. of residential units (Use Class C3) under Prior Approval Class MA (hereafter 'MA'). Among those, 52 units will consist of two habitable rooms and 10 units will consist of three habitable rooms.

The key highways considerations for PN Class MA are transport impacts of the development, particularly to ensure safe site access.

It is relevant to note that the TS has included a cumulative assessment of PN Class MA with PN Class AA (hereafter 'AA'), which considers the cumulative impacts of the additional two storey of residential units under Planning Application Ref. 241853. This will be covered in the 'Cumulative Assessment' section.

Access

The existing vehicular and pedestrian accesses from the main entrance will be retained and this is acceptable.

Parking

It is proposed that there will be two allocated parking spaces per flat in Section 3.4. This will result in 124 allocated spaces and 12 visitor spaces. A total of 136 spaces which is in line with Borough Standards.

There are 180 existing parking spaces on site and there is sufficient parking to meet the parking requirements of this proposal. The exceeded parking spaces are proposed to be utilised for cycle and bin storage. The details of these will be secured by planning conditions.

Traffic Impacts

It is noted that the personal trips and vehicle trips in Table 4.1 are mixed up. For the existing office it is generating a total of 64 and 55 two-way movements in the AM and PM peak hours respectively. With the proposed conversion from office to residential units under PN Class MA, there will be a reduction of over 30 vehicle trips in both AM and PM peaks.

The proposal will therefore reduce the impact on the wider highway network as less trips will be generated compared to the existing use.

Cycle Parking

1 cycle parking is proposed per unit, which is acceptable. The Highways recognise that alternation of external spaces of the building is not covered by this Order, this will be conditioned separately.

Refuse Collection Strategy

The applicant proposes to retain the existing refuse collection arrangement for commercial uses, which is acceptable.

The Highways recognise that alternation of external spaces of the building is not covered by this Order, the details of bin store and swept path analysis for refuse vehicle will be conditioned separately.

Highways have no concerns with the conversion of office to 62 flats under MA.

Cumulative Assessment

Under planning application 241853 for the PN Class AA, an additional 2 storeys for residential use are proposed. These can only be applied if the remaining building is commercial.

If the application for Class AA is approved, then there would be a need to assess the cumulative assessment for 62 dwellings under MA and 32 dwellings under AA has been reviewed for potential.

The submitted cumulative assessment assumes that each flat will have 1 allocated parking space. However, this is contrary to the proposals that each flat will have 2 allocated spaces that has been stated for the MA and 1 allocated space for the AA applications. Clarification is required.

Highways have carried out an assessment based on the proposed allocated parking that has been proposed on each of the separate applications and then the total will be 156 allocated spaces, 19 visitor spaces and 6 unallocated spaces. This is 1 space over the number of spaces on site, and no space will be available for bin and cycle storage.

However, if all the 1 bed flats had 1 allocated space, the 2 bed flats for the AA application had 1 space and the remaining 2 bed flats for MA application had 2 allocated spaces there will be a total of 104 allocated spaces 19 visitor spaces and 17 unallocated spaces as a minimum which can be contained within the existing parking provision with space for cycle and bin storage.

With reference to the travel impact, there will be a reduction of two-way trips of 11 and 7 for the AM and PM peaks respectively when compared to the existing use.

With the under supply of parking spaces, highways queries where the cycle and bin storage could be provided.

Conditions & Reasons (if required)			
Date:	15/8/2024	Signed:	JP/GA