

Date: 5 June 2025
Application: 251301



**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,

PN Class MA Commercial to Resi Consultation

Application Number: 251301

Applicant: Dr Satinder Dahmi

Site Address: Unit 1, Cutbush Court, Danehill, Earley, RG6 4UW

Parish: Earley

Grid Reference: Easting - 474593, Northing - 169662

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial premises to 6 no. dwellings.

Case Officer: Kieran Neumann

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 251301. 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:	251301
Address:	Unit 1, Cutbush Court, Danehill, Earley, RG6 4UW.		
Proposal:	Prior approval submission for proposed change of use of the commercial premises to 6 no. dwellings.		
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

The prior approval is not considered to have a significant impact in respect of Highways and as such there is no objection. Highways are satisfied that the site is in a sustainable location.

There are 6 studio apartments proposed, which in accordance with WBC parking standards requires a minimum of 3 parking spaces to be available. There is an existing parking area available to the office use, and the submitted information states that this is to be retained.

The submitted drawing also indicates secure cycle storage for 6 cycles, and this is welcome.

Date:	9/6/25	Signed:	AC
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