

**Date:** 17 April 2026  
**Application:** 260910



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Highways,

**Full Planning Approval Consultation**

**Application Number:** 260910

**Applicant:** Mr Chris Coniam

**Site Address:** Caretakers Bungalow, The Bulmershe School, Chequers Way,  
Woodley, Wokingham, RG5 3EJ

**Parish:** Woodley

**Grid Reference:** Easting - 475366, Northing - 173390

**Type of Development:** Other Change of Use

**Proposal:** Full application for the proposed change of use of the bungalow to  
educational space (Use Class F1) with associated external alterations.

**Case Officer:** Phillip Richards

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 260910. 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 **9 May 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                           |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                        |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                              | <b>App No:</b> | 260910 |
| <b>Address:</b>             | Caretakers Bungalow, The Bulmershe School, Chequers Way, Woodley, Wokingham, RG5 3EJ.                                                     |                |        |
| <b>Proposal:</b>            | Full application for the proposed change of use of the bungalow to educational space (Use Class F1) with associated external alterations. |                |        |
| <b>Type of Development:</b> | Other Change of Use                                                                                                                       |                |        |
| <b>Site Visit Made:</b>     | 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 applicant proposes to change the use of the existing residential dwelling (Use Class C3) to a specialist Alternative Provision (AP) Nurture Unit (Use Class F1) of 82m<sup>2</sup>. It is stated that the unit will operate during school hours and will be managed as an integral part of The Bulmershe School.

It is suggested that the proposal will have no impact on pupil numbers, staff numbers, site access, trip generation and parking arrangement.

Shall the school operations change in the future which will affect the pupil and staff numbers, the parking and cycling provisions will have to be reviewed.

## Conditions & Reasons (if required)

|              |          |                |    |
|--------------|----------|----------------|----|
| <b>Date:</b> | 1/5/2026 | <b>Signed:</b> | JP |
|--------------|----------|----------------|----|