

Date: 19 January 2026
Application: 253069



**WOKINGHAM
BOROUGH COUNCIL**

Development Management &
Compliance

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 253069

Parish: St. Nicholas Hurst

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

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

Please see the details of the above planning application. The documents associated with this are available to view on the [Council's planning application search page](#) within 24 hours. The case officer for this application is Annabelle Jones.

We would be grateful to receive your observations by **9 February 2026**. To do so, please login to the [Partner Portal](#), navigate to the application using number 253069 and submit your comments in the appropriate box.

For works to tree applications, you do not have to provide a comment if you do not wish to do so.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SW]		
Service:	WBC Highways	App No:	253069
Address:	Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE		
Proposal:	Full planning application for the proposed partial change of use of an existing building to residential use to create 1no. dwelling house, including alterations to fenestration and the installation of rooflights, alongside the erection of a front porch, following the demolition of an existing mobile home.		
Type of Development:	Ful Planning Application		
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 proposals are for the partial change the use of an existing equipment store building to residential unit (*Use Class C3*) with 4 habitable rooms and to demolish the existing log cabin with three habitable rooms.

Permission was granted in September 2025 (*Ref: 251843*) to convert part of the equipment store to residential use. This revised proposal is largely identical to this permission as it also seeks minor alterations to the building. The main difference is that the revised proposal incorporates an enclosed entrance porch and minor alteration of habitable accommodation resulting in a total provision of 4 habitable rooms (*previously consented 5 habitable rooms*). In turn, this would be no net gain of habitable room across the site.

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 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 PL100A, which is acceptable. This may be subject to further authorisation via Building Control.

Cycle Provisions

According to the WBC Parking Standards, 2 cycle parking allocation will be required per dwelling with 4 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:	30.01.2026	Signed:	JP [SW]
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