

Date: 13 January 2025
Application: 250010



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 250010

Applicant: Mr T Searle

Site Address: 71 London Road, Wokingham, RG40 1YA

Parish: Wokingham Town

Grid Reference: Easting - 481671, Northing - 168771

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the property to supported living accommodation (Use Class C2), plus erection of a two storey front/side extension and a single storey side/rear extension, associated landscaping, parking, installation of PV panels and bin storage, following demolition of the existing attached garage and single storey rear extension.

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 250010. 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:	250010
Address:	71 London Road, Wokingham, RG40 1YA.		
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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

A Pre-application (Reference 242611) has been submitted prior to the formal planning application. The Highways welcome the opportunity to provide recommendations during the consultation.

The applicant proposes to change the use of the existing dwelling to a semi-independent HMO for adult care leavers to transit from full care to independent living. It is relevant to noted that same group of staff will work between the proposed site and the existing semi-independent at 75 London Road.

The proposal provides six individual bedrooms and increase the numbers of habitable rooms from 7 to 9. As the existing 7.6m x 2.2m garage does not fully meet the council's requirement for car parking, there will be no loss of parking space from the garage. Four driveway parking spaces are proposed within the red line.

With all proposed habitable rooms to be used by the local care leavers, the Highways assume the travel patterns of such development to be closer to a shared dwelling with multiple studio flats (Use Class C3) than residential care home (Use Class C2) as no additional staff will be employed.

Access

The proposed access is widened by removing the existing privet. Proposed parking spaces can still be provided by utilising the existing dropped crossing, which is acceptable.

However, if the applicant may wish to widen the dropped crossing to facilitate vehicles manoeuvring, separate consent will be required from the TM team for the proposed width and location of the new dropped crossing.

Parking

According to the WBC Car Parking Standards, the development of such scale in Urban location requires 0.5 parking space for each habitable rooms or 0.5 parking space for each studio flat within the red line boundary. Each parking space shall be independent and shall have minimum dimensions of 5.0m x 2.5m.

The applicant has revised the parking plan to provide three driveway parking spaces of dimensions 5m x 2.5m at the rear of the dwelling, and one parking space of dimensions 4.8m x 2.4m in front of the existing garage, by utilising the dropped crossing.

The Highways welcome the proposed revision.

Cycle Provisions

The applicant proposes secured and covered cycle stores for six cycles at the rear of the garden for cycle storage, which will be welcomed.

Refuse Collection Strategy

The position of the proposed bin store does not affect parking or vehicle manoeuvring, which is acceptable.

Conditions & Reasons (if required)			
1. CF4 – PARKING (AS APPROVED)			
2. CG1 - CYCLE PARKING (APPROVED)			
3. CG5 (AMEND: circa 5.0m) - SURFACING OF ACCESS			

Date:

14/1/2025

Signed:

JP