

Date: 5 December 2024
Application: 242953



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242953

Applicant: A. Collis

Site Address: The Horns Inn, Crazies Hill, Wargrave, RG10 8LY

Parish: Wargrave

Grid Reference: Easting - 479982, Northing - 180954

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of part of the upper floor to guest accommodation (Use Class C1) and part to flexible Class C1 and E use; erection of a replacement gazebo with PV panels, removal of decking and 2 no. existing sheds and erection of 1 no. shed, plus landscaping and external alterations to the building including changes to fenestration and erection of a single storey canopy roof to the side.

Case Officer: Marcus Watts

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 242953. 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:	242953
Address:	The Horns Inn, Crazies Hill, Wargrave, RG10 8LY.		
Proposal:	Full application for the proposed change of use of part of the upper floor to guest accommodation (Use Class C1) and part to flexible Class C1 and E use; erection of a replacement gazebo with PV panels, removal of decking and 2 no. existing sheds and erection of 1 no. shed, plus landscaping and external alterations to the building including changes to fenestration and erection of a single storey canopy roof to the side.		
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

The proposal is for various alterations to the existing public house. There is an existing car park to the side and rear of the site. This caters for approx. 50 cars (TBC) and the level of parking exceeds the WBC parking standard for the available floor area of the public house.

The existing access will be retained, and this remains acceptable.

Change of use part of upper floor to guest accommodation – This will provide 2 x guest bedrooms. The existing level of parking is considered acceptable to accommodate guest parking.

Replacement gazebo – This appears to be over existing outdoor seating area/gazebo and as such is not considered to have a significant traffic impact.

Replacement shed/outbuilding - This is ancillary to the main business and has no significant traffic impact.

Internal alterations - The proposed alterations will result in some more usable floor area available for customer use. The existing level of parking remains acceptable and in accordance with WBC parking standards.

Date:	6/12/24	Signed:	AC
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