

Date: 11 February 2026
Application: 260165



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 260165

Applicant: MR SATPAL SINGH ARORA

Site Address: 131-133, Crockhamwell Road, Woodley, Wokingham, RG5 3JP

Parish: Woodley

Grid Reference: Easting - 476095, Northing - 173242

Type of Development: Minor All other developments

Proposal: Full application for the proposed subdivision of existing former bank (Class E) to create 5no. commercial units, including installation of new shopfronts, external shutters, and metal railings to secure the parking area.

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 260165. 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 **6 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	260165
Address:	131-133, Crockhamwell Road, Woodley, Wokingham, RG5 3JP.		
Proposal:	Full application for the proposed subdivision of existing former bank (Class E) to create 5no. commercial units, including installation of new shopfronts, external shutters, and metal railings to secure the parking area.		
Type of Development:	Minor All other developments		
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 applicant proposes to subdivide the existing single commercial unit (Use Class E(c), previously also noted as Use Class A2) to 5 no. commercial units (Use Class E). The applicant is required to clarify if any / all 11 no. parking spaces within the red line, are allocated with the proposed site.

Given Class E broadly covers uses previously defined in the revoked Classes A1-3, B1, D1 and D2, which have very different operations patterns, leading to large variations of traffic impacts and parking demands. The applicant shall confirm if the site is previously approved for Use Class A2 only.

The potential trip generation from Class E(b) is significantly higher than the existing Use Class E(c). Meanwhile, subject to parking details to be confirmed, the site will unlikely have sufficient parking provisions for Classes E(b), E(d), E(e) and E(f).

With insufficient information provided, the Highways are unable to determine if the proposal is acceptable.

The Highways will unlikely object extending the approved use to include Classes E(a), E(c) and/or E(g). Otherwise, the applicant may wish to limit the proposed uses of the proposed commercial units, or to assess the worst-case scenario of both parking and traffic impacts among Classes E(a)-E(g).

Conditions & Reasons (if required)			
Date:	17/2/2026	Signed:	JP