



**WOKINGHAM  
BOROUGH COUNCIL**

Wokingham Borough Council  
Planning Services  
PO Box 157, Civic Offices, Shute End  
Wokingham, Berkshire  
RG40 1WR  
email: [development.control@wokingham.gov.uk](mailto:development.control@wokingham.gov.uk)  
Phone: 0118 974 6000

Application for prior approval of a proposed: New dwellinghouses on detached buildings in  
commercial or mixed use

Town and Country Planning (General Permitted Development) (England) Order 2015 (as  
amended) - Schedule 2, Part 20, Class AA

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Number         | <input type="text"/>                                                  |
| Suffix         | <input type="text"/>                                                  |
| Property Name  | <input type="text" value="Mulberry Business Park, Ff1 Indigo House"/> |
| Address Line 1 | <input type="text" value="Fishponds Road"/>                           |
| Address Line 2 | <input type="text"/>                                                  |
| Address Line 3 | <input type="text" value="Wokingham"/>                                |
| Town/city      | <input type="text" value="Wokingham"/>                                |
| Postcode       | <input type="text" value="RG41 2GY"/>                                 |

Description of site location must be completed if postcode is not known:

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="480156"/> | <input type="text" value="167708"/> |

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Gill

Company Name

Address

Address line 1

Indigo House

Address line 2

Mulberry Business Park

Address line 3

Fishponds Road

Town/City

Wokingham

County

Wokingham

Country

Postcode

RG41 2GY

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Jack

Surname

Eddy

Company Name

JE Architecture

Address

Address line 1

School Hill Cottage

Address line 2

School Hill

Address line 3

Town/City

Seale

County

Country

Postcode

GU10 1HY

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

### The current building and site

Above ground level, is the current building less than 3 storeys in height?

- ☐ Yes  
☒ No

Was the current building constructed between 1 July 1948 and 5 March 2018?

- ☒ Yes  
☐ No

On 5 March 2018, based on the Use Classes in place on that date, was the building in use as:

- shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), offices (Use Class B1a), a betting office, pay day loan shop, launderette or a mix of any of these uses; or
- dwellinghouses (Use Class C3) including as a mixed use with any of the above

- ☒ Yes  
☐ No

If the building is currently in mixed use including use as dwellinghouses (Use Class C3), was the current use as dwellinghouses only granted by virtue of permitted development rights Schedule 1, Part 3, MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

- ☐ Yes  
☒ No / The building is not in mixed use including use as dwellinghouses

Is any part of the land or site on which the building is located:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

☐ Yes

☒ No

### The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

☒ Yes

☐ No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

☐ Yes

☒ No

Would the proposed extended building's:

- height exceed 30 metres (as measured from ground level to the highest part of the roof, not including plant); or
- roof be more than 7 metres higher than the highest part of the existing roof (not including plant, in each case)

☐ Yes

☒ No

Will all the proposed new dwellinghouses be flats (i.e. separate and self-contained premises constructed for use for the purposes of a dwellinghouse)?

☒ Yes

☐ No

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

☒ Yes

☐ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes

☐ No

### Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses include:

- Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- Anything other than works within the existing curtilage of the building to strengthen existing walls; strengthen existing foundations; or install or replace water, drainage, electricity, gas or other services

☐ Yes

☒ No

Will any works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses include:

- Installation of plant where none currently exists; or
- Increasing the height of any installed plant (i.e. as measured before and after from the lowest surface of the roof on the principal part of the building)

☐ Yes

☒ No

Will any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases) extend beyond the curtilage of the existing building?

☐ Yes

☒ No

Will any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses:

- extend beyond the curtilage of the existing building;
- be situated on land forward of a wall forming the principal elevation of the existing building; or
- be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building

☐ Yes

☒ No

## Fire Safety

Where the building (existing or as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

### The Existing Building

Is the existing building 18 metres or more in height

☐ Yes

☒ No

### The Proposed Development

Would the proposed development result in a building that contains two or more dwellinghouses, and is:

- 18 metres or more in height (as measured from ground level to the top floor surface of the top storey of the building); or
- contains 7 or more stories.

☐ Yes

☒ No

NOTE: More details on how to measure height and stories are available in paragraph (7) of [Article 9A of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and [the related government guidance](#)

## Description of Proposed Works, Impacts and Risks

### Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

2 additional proposed storeys above existing office to create 32 Flats comprising of 1 and 2 bedrooms.

Please describe the effects of the proposed development on the external appearance of the building, including:

- the design and architectural features of the principal elevation (and any side elevation that fronts a highway)
- the impact of any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases)
- the impact of any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses

All details are shown on the attached plans, but the proposed is only over the principle part of the building and will be similar in appearance to neighbouring properties. Within the design we have already shown the required smoke shafts and proposed staircases for safe escape in the event of a fire. There is adequate hardstanding surround property that will allow for the storage of construction material and waste during the construction that will not impact current occupants.

In the case of upwards extensions consideration must be given to every face, not just the principal elevation, any side elevation fronting a highway or the design and architectural features of those elevations

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The new dwellings would feature large areas of glazing to all habitable rooms ensuring the provision of adequate natural light.

What will be the net increase in dwellinghouses?

32

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

### Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated

The site is located in a sustainable location, approximately 1.2 miles from both the town centre and the railway station. A number of bus stops are provided along Molly Millars Lane.

The existing site provides 88 No. parking spaces which is more than sufficient to meet the developments car parking demand of 32 flats, but each flat will be given a parking space with the remaining 56 being used for the offices.

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

There is no air traffic or defence asset that will be impacted by the work.

Please provide details of any contamination risks and how these will be mitigated

An internal ground gas risk assessment has been undertaken by Aviron Ltd. The assessment concludes that bio-ground gas concentrations within the building are considered ambient & that the building is suitable for residential occupancy provided that the existing floor slab is not breached.

A copy of the internal ground gas risk assessment has been submitted as part of this application.

Please provide details of any flooding risks and how these will be mitigated.

The site is in Flood Zone 1 which has a low probability of flooding from rivers and the sea. The proposed will also be 6.7m above ground level.

No Critical Drainage Areas have been defined by the Environment Agency within Wokingham Borough.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light and how these will be mitigated

As this is a commercial area there are large gaps between properties so there will be no issue with overlooking loss of privacy or light to surrounding buildings.

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site. Further details around the impacts should be provided for these application types

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

Although the existing building is located in close proximity to a number of other buildings, it should be noted that the majority fall within office (Class B1) use and as such are not considered to have a detrimental impact in terms of noise. Furthermore a number of surrounding properties are either in the process of or have Prior Approval for conversion to residential (Class C3). There are no licensed premises or places of public entertainment in the immediate area.

Please provide details of the impacts of the introduction of, or an increase in, a residential use of premises in the area on the carrying on of any trade, business or other use of land in the area and how these will be mitigated

There is no trade business and the units below are Class B1 offices and there will be no impact.

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

There are no protected views that will be impacted.

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

## List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

**House name:**

Indigo House

**Number:**

**Suffix:**

**Address line 1:**

Mulberry Business Park

**Address Line 2:**

**Town/City:**

Wokingham

**Postcode:**

RG41 2GY

## Declaration

I/We hereby apply for Prior Approval: New flats on top of detached commercial buildings as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jack Eddy

Date

31/10/2024