

Date: 19 December 2024
Application: 242967



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 242967

Applicant: Wokingham Theatre

Site Address: Wokingham Theatre, Twyford Road, Wokingham, RG40 5TU

Parish: Wokingham Town

Grid Reference: Easting - 480772, Northing - 169738

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a two storey extension to form a studio block, plus the erection of a link between the main building and the storage barn (which is to be retained on a permanent basis); closure of the old access and creation of public parking spaces, formation of a new access and installation of hardstanding to form on-site parking.

Case Officer: Tariq Bailey-Biggs

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 242967. 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:	242967
Address:	Wokingham Theatre, Twyford Road, Wokingham, RG40 5TU.		
Proposal:	Full application for the proposed erection of a two storey extension to form a studio block, plus the erection of a link between the main building and the storage barn (which is to be retained on a permanent basis); closure of the old access and creation of public parking spaces, formation of a new access and installation of hardstanding to form on-site parking.		
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 proposal includes an extension of 450m² between existing building blocks, relocation of access gate (circa. 25m to the east) and provision of seven 4.8m x 2.4m parking spaces within the red line.

While the minimum dimensions of each parking space shall be 5.0m x 2.5m, the proposed dimensions of 4.8m x 2.4m can be acceptable for this instance.

As the WBC Car Parking Standards does not specify the requirements associated with ancillary facility of a theatre, the applicant is required to clarify if the proposed extension will increase the numbers of staff/audiences of the theatre. If any, please assess on the sufficiency of parking provisions based on the net difference of capacity accordingly.

As both the existing and proposed access gate located on a private road, there is no technical highway safety concern.

Conditions & Reasons (if required)

Date:	20/12/2024	Signed:	JP
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