

Date: 4 April 2025
Application: 250597



**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: 250597

Applicant: Mr M Moore

Site Address: 18-32 London Road, Twyford, RG10 9ER

Parish: Twyford

Grid Reference: Easting - 478891, Northing - 176018

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed raising of the existing roof to form 2No. 2-bedroom apartments, with sub-division of two existing two-bedroom first floor apartments to form 4No. 1-bedroom apartments together with associated works including parking and cycle storage provision following demolition of existing outbuildings.

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 250597. 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:	250597
Address:	18-32 London Road, Twyford, RG10 9ER.		
Proposal:	Full application for proposed raising of the existing roof to form 2No. 2-bedroom apartments, with sub-division of two existing two- bedroom first floor apartments to form 4No. 1-bedroom apartments together with associated works including parking and cycle storage provision following demolition of existing outbuildings.		
Type of Development:	Minor Dwellings (1-9)		
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

The site is in relation to a previous planning approval 223577.

This proposal involves raising of the existing roof to provide two additional flats as approved in 223577 and a new element of subdividing two flats with four habitable rooms into four flats with two habitable rooms. The wider site will have a total of seven flats. The Highways will consider the additional impacts of the subdivided flats.

The traffic generated from two additional flats will unlikely have significant impact on the local highway network.

Access

The existing 4.9m wide access will be utilised and remain suitable for this proposal.

Parking

The applicant proposes two additional unallocated parking spaces will be provided.

According to the WBC Car Parking Standards, the additional development of such scale in Town and Fringe location will require two additional unallocated parking

within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

Whilst the dimensions of the proposed parking spaces are 4.9m x 2.4m, it is considered as an improvement to existing arrangement, which is acceptable for this instance.

EV Charging Points

New residential unit is expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). The applicant is required to indicate the required provision of EVCP in the revised submission.

Cycle Parking

Two tier cycle racks are proposed. As the internal dimensions of the 8-cycle store are 2.9m x 1.8m, which is insufficient for storing nine bikes. This shall be addressed when discharging the condition.

Refuse Collection Strategy

To avoid overspilling of wastes and recyclables to the driveway, the required area of the bin collection area shall be confirmed with the council's Cleaner & Greener team.

The Highways assume existing refuse collection arrangement will remain suitable for the proposal. If any required changes on bin collection area will encroach the parking and/or turning area, the Highways shall be reconsulted.

Conditions & Reasons (if required)

Subject to the EVCP is indicated on parking plan:

1. CF4 – PARKING (AS APPROVED)
2. CF9 (AMEND: Prior to occupation) - CYCLE PARKING (TO BE APPROVED)

Date:	7/4/2025	Signed:	JP
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