

Date: 21 October 2024
Application: 242066



**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: 242066

Applicant: Klara Ascot Limited

Site Address: Ascot House, Finchampstead Road, Wokingham, RG40 2NW

Parish: Wokingham Town

Grid Reference: Easting - 481007, Northing - 168212

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works.

Case Officer: Benjamin Hindle

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 242066. 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:	Gordon Adam Development Control		
Service	WBC Highways	App No:	242066
Address:	Ascot House, Finchampstead Road, Wokingham, RG40 2NW.		
Proposal:	Full application for the proposed raising and modification of the roof of the existing building plus the erection of an extension to form additional first, second and third floor accommodation in order to create 10 no. additional dwellings with car parking, cycle parking, refuse stores, landscaping and associated works.		
Type of Development:	Major Dwellings (10+)		
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

1. Highways understands that this application is for an additional 10 flats (2 x 1 bed and 8 x 2 bed).
2. There would be no traffic impact from this proposed development.
3. The site is in a sustainable location close to the town centre, bus services and the rail station.

Parking

4. It is proposed that each flat would have a parking space which is the same provision for the existing 24 flats which is welcome. As the 10 flats will have unallocated parking, the level of parking is acceptable.
5. Highways would require to see a plan showing the existing spaces for the 24 flats with the additional spaces clearly illustrated.
6. There are currently 32 spaces on site and 4 disabled bays which would be insufficient to cater for the 34 spaces required. Highways would recommend the removal of the disabled spaces.
7. In the Construction Management Plan (Document 82054-03 Rev F), sets out in Appendix ii the relocated parking spaces during construction. Highways would expect the change in spaces to be included for the 10 new flats.

8. All new spaces provided would need to be 5m x 2.5m.
9. Highways would recommend that a parking management plan be secured by planning condition.

Cycle Parking

10. It is proposed that there will be capacity for at least 62 cycle space based on a two-tier racking system. This exceeds standards which is welcome.
11. It is not clear on the site plan where the cycle parking will be located. This needs to be shown.
12. Due to the size of the site, highways accepts the two-tier proposal.
13. Highways is content to secure the details of the cycle parking through a planning condition.

Electric Vehicle Charging

14. It is welcome that for the new flats will be provided with EVC charging points in line with Building Control Regulations Approved Document S.
15. These will need to be shown on a plan.

Swept path analysis

16. Swept paths of a refuse vehicle of acceptable dimensions have been submitted which are acceptable.
17. Swept paths of a large car have been submitted showing that vehicles can access and egress the spaces for these 10 flats safely which is welcome. However, these have been based on current parking layout and should have been carried out on the parking spaces that have been included in the Construction Management Plan and recommended as permanent by highways.

Construction Management Plan

18. A Construction Management Plan (Document 82054-03 Rev F) has been submitted in support of this application which is welcome.
19. It is welcome that existing parking spaces have been relocated to allow the compound to be created. These spaces would need to be returned to their original location once construction has been completed.
20. The hours of work are acceptable.
21. The construction route either via Finchampstead Road or via Wellington Road are acceptable. No construction vehicles can travel via the Town Centre and Denmark Street.
22. It is welcome that construction vehicles entering and egressing the site will be managed by Banksman.
23. It is welcome that wherever possible deliveries to the site would avoid the AM and PM peak hours, and no deliveries should arrive at the site outside operation hours.
24. Construction workers would need to park in Carnival Public Car Park as no vehicles will be allowed to park on nearby residential roads.

25. Wheel washing and monitoring of the highway have been included which is welcome.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	30 th Oct 2024	Signed:	Gordon Adam
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