

Date: 14 July 2025
Application: 250641



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: 250641

Applicant: Mr R Arora & Mr. A. Grewal

Site Address: Spice Lounge, 45 High Street, Wargrave, Wokingham, RG10 8BU

Parish: Wargrave

Grid Reference: Easting - 478602, Northing - 178693

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1No. 2 bedroom dwelling along with the proposed change of use of the existing building to 6No. dwellings consisting of 3 x 2 bedroom and 3 x 1 bedroom flats, plus internal changes and changes to fenestration. Followed by the demolition of the existing rear coach house. (part retrospective)

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 250641.

The new details are as follows: - **Cycle and bin store details added**

- **Unallocated parking spaces confirmed**
- **Access to basement clarified**
- **Extent of Second Floor development clarified**
- **New Window elevation details and notes added**
- **Extent of application boundary clarified**
- **Materials notes added**
- **Window and joinery details provided**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Andrew Chugg.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC	To (Case Officer):	Andrew Chugg
Service	WBC Highways	App No:	250641
Address:	Spice Lounge, 45 High Street, Wargrave, Wokingham, RG10 8BU.		
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Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The revised details are considered acceptable in respect of Highways.

Conditions & Reasons (if required)

1. CF6 - PARKING AND TURNING (AS APPROVED)
2. CG1 - CYCLE PARKING (APPROVED)
3. CH7 (INSERT: 5.0 metres from the highway boundary/back edge of the footway) - GATE SET-BACK
4. CH8 - CONSTRUCTION METHOD STATEMENT

Date:	14/7/25	Signed:	AC
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