

Date: 14 January 2025
Application: 243229



WOKINGHAM
BOROUGH COUNCIL

WBC Economic Prosperity & Place
(Community Infrastructure)

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Economic Prosperity & Place (Community Infrastructure),

Full Planning Approval Consultation

Application Number: 243229

Applicant: Palatine Homes Ltd

Site Address: 109 Victoria Road, Wargrave, Wokingham, RG10 8AG

Parish:

Grid Reference: Easting - 479260, Northing - 178804

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 8no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access.

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 243229. 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:	Alison Smithen Partnerships and Projects Officer		
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	243229
Address:	109 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Proposal:	Full application for the proposed erection of 8no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access.		
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

The threshold for affordable housing within a major, modest or limited development location strategic is 5 dwellings or more for residential sites of 0.16 hectares or larger. As the site exceeds this threshold, there is a requirement for the provision of affordable housing.

To meet the requirements of Policy CP5 of the Core Strategy, a minimum of 20% of the total number of units (net) should be provided as affordable housing. This equates to 1 unit of affordable housing

Due to the limited housing stock there is in Wargrave and the high needs, the Council would request on site provision of:

1 x 3 bedroom house for social rent

All affordable housing dwellings should be built in accordance with the standards requirements and latest guidance issued by Homes England and/or the Regulator of Social Housing, meet the national space standards and conform to building

regulation M4(2) (or any other applicable regulation) to ensure the provision of lifetime homes which are adaptable to varying needs.

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:	19/02/2025	Signed:	A Smithen
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