

Date: 16 May 2025
Application: 251140



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 251140

Applicant: Mrs Michelle Riddy

Site Address: Holme Grange School, Heathlands Road, Wokingham, RG40 3AL

Parish: Wokingham Without

Grid Reference: Easting - 482773, Northing - 167150

Type of Development: Other Change of Use

Proposal: Full application for the change of use of the building to a mixed use of residential (first floor) and facilities for educational staff, including conversion of the garage, changes to fenestration and installation of a fire escape staircase. (Retrospective)

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 251140. 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:	AC		
Service	WBC Highways	App No:	251140
Address:	Holme Grange School, Heathlands Road, Wokingham, RG40 3AL.		
Proposal:	Full application for the change of use of the building to a mixed use of residential (first floor) and facilities for educational staff, including conversion of the garage, changes to fenestration and installation of a fire escape staircase. (Retrospective)		
Type of Development:	Other Change of Use		
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 proposed building is being used by the existing staff and there is no associated increase in the number of children. As such it is not considered to be a significant impact on the highway network or parking demand as a result of the proposed change of use.

Highways has no objection to the conversion of the garage. There is sufficient parking retained around the building and within the wider school grounds.

Date:	20/5/25	Signed:	AC
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