

Date: 15 May 2026
Application: 250641



**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: 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: **Reduction in size of replacement coach house, plus other changes including: attic room and storage layouts revised, apartment 6 new rafters, historic timbers exposed, clarification of level changes and other minor changes.**

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 requested from the case officer.

Your observations are required in respect of this application by **29 May 2026**. If you need any more information, please do not hesitate to contact the case officer Andrew Chugg.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AJL	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

- ☐ 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

It is noted that Highways have provided previous consultation responses on this application.

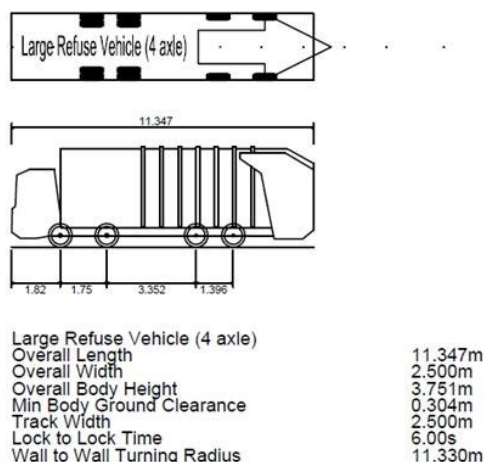
This response addresses the revised plans, although the majority of changes are not of relevance to Highways.

Refuse Storage & Collection

Drw No 1001 (incl Revision A & B) identified a Cycle and Bin Store close to the dwellings. Revision C has moved this to the eastern side of the car park in the Block Plan. The location of the bin store is c.38m from the Apartments 1, 2 and 3. Therefore, this exceeds the 30m maximum carrying distance outlined in Manual for Streets guidance.

In addition to this, waste collection vehicles should be able to get within 25m of the refuse storage point. The applicant should provide a revised Block Plan that is compliant with these distances. This should also include swept path analysis of the below refuse vehicle.

For ease of compliance the bin store should be relocated east of the building and immediately adjacent the car park access.



Consultation with WBC's Cleaner & Greener team should be sought.

EV Charging

It is also noted that no electric vehicle charging point has been indicated on the Block Plan. This was mentioned in a previous Highways response and must be provided, as per Building Regulations (Approved Document [Part S](#)).

For ease the spaces to the immediate east of the existing build could be identified as EV charging spaces.

Construction Method Statement

Taking account of the site and access constraints, Highways recommend the inclusion of a Construction Method Statement to manage potential disruption on the High Street.

Summary

The applicant should provide revised plans that indicate appropriately located bin storage and electric vehicle charging.

Conditions & Reasons (if required)

Date:	22/05/2026	Signed:	TD/AJL
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