

Date: 18 July 2025
Application: 251471



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: 251471

Applicant: Mr S Brook

Site Address: 50 Brook Street, Twyford, Wokingham, RG10 9NX

Parish: Twyford

Grid Reference: Easting - 478905, Northing - 175830

Type of Development: Minor Dwellings (1-9)

Proposal: (Retrospective) Full Application for the proposed demolition of existing workshop and the erection of a new 1 no. bedroom dwelling.

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 251471. 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:	JP		
Service	WBC Highways	App No:	251471
Address:	50 Brook Street, Twyford, Wokingham, RG10 9NX.		
Proposal:	(Retrospective) Full Application for the proposed demolition of existing workshop and the erection of a new 1 no. bedroom dwelling.		
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 site is in relation to previous planning approvals 212921 and 222614 for replacing the existing workshop to a new dwelling. This proposal will increase the approved numbers of habitable rooms from 2 to 3. The approved access and parking will be retained.

According to the WBC Car Parking Standards, the development of such scale in Town and Fringe location will require one parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The retainment of the approved parking space is acceptable.

The approved bike store has been removed from the proposed site plan, so that alternative cycle provision is required to be identified when discharging the condition.

Previous planning conditions (except CG1 to be replaced by CF9) remain relevant, which are recapped below.

Conditions & Reasons (if required)

1. CF4 - PARKING (AS APPROVED)
2. CF9 - CYCLE PARKING (TO BE APPROVED)
3. Prior to occupation of the development the access shall be formed as so-approved and the visibility splays shall be cleared of any

obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times. – VISIBILITY SPLAYS

4. CH8 – Construction Method Statement
5. Informative I22 – Access Construction
6. Informative I27 – Works affecting the public highway

Date:	22/7/2025	Signed:	JP
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