

Date: 16 July 2026
Application: 261658



**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: 261658

Applicant: Mr Jamie Speed-Andrews

Site Address: Luckley House School, Luckley Road, Wokingham, RG40 3EU

Parish: Wokingham

Grid Reference: Easting - 480842, Northing - 167259

Type of Development: Minor All other developments

Proposal: Full application for the proposed retention of 1 no. modular classroom building plus associated air conditioning units.

NOTE: DESCRIPTION AMENDED - APPLICATION IS NOT TEMPORARY

Case Officer: Claire Moore

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 261658. 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 requested from the case officer.

Your observations are required in respect of this application by **6 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	261658
Address:	Luckley House School, Luckley Road, Wokingham, RG40 3EU.		
Proposal:	Full application for the proposed retention of 1 no. modular classroom building plus associated air conditioning units. NOTE: DESCRIPTION AMENDED - APPLICATION IS NOT TEMPORARY		
Type of Development:	Minor All other developments		
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**

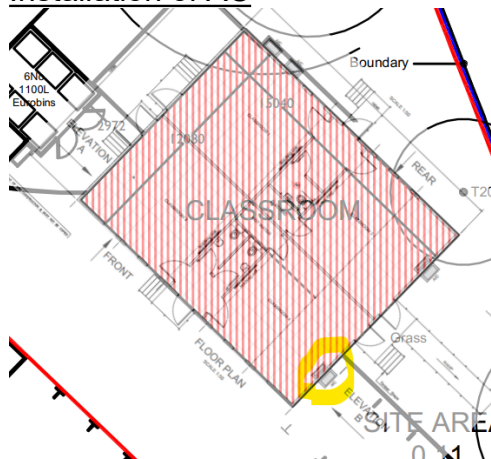
Comments On Proposal

The applicant proposes to retain the existing temporary modular classroom building (approved in application no. 230992) for permanent uses, and to install air conditioning units.

Retention of Classroom

The Highways Authority has no objection for the modular classroom to be used permanently, subject to no changes in the numbers of students and staff as previously approved.

Installation of AC



While it would have been expected the applicant to indicate the proposed AC units on the site plan, the Highways Authority has overlaid the proposed classroom plan on the site, and noted that one of the proposed AC units (marked up in yellow) will likely obstruct the safe passenger access from/to the car.

The applicant is advised to reposition the AC unit away from the existing parking spaces, pedestrian access and driveway.

Conditions & Reasons (if required)			
Date:	24/7/2026	Signed:	JP