

**Date:** 29 September 2025  
**Application:** 251814



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear WBC Highways,

**PN Class AA det comm storeys Consultation**

**Application Number:** 251814

**Applicant:** TVP Investments Ltd

**Site Address:** 400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT

**Parish:** Earley

**Grid Reference:** Easting - 474177, Northing - 173960

**Type of Development:**

**Proposal:** Prior approval submission for erection of a two storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking.

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 251814.

The new details are as follows: **Car park allocation and bin and cycle store details received.**

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 **13 October 2025**. If you need any more information, please do not hesitate to contact the case officer Joanna Carter.

Yours sincerely,

## Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                   |                           |               |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------|
| <b>From:</b>                | JP                                                                                                                                                                                | <b>To (Case Officer):</b> | Joanna Carter |
| <b>Service</b>              | WBC Highways                                                                                                                                                                      | <b>App No:</b>            | 251814        |
| <b>Address:</b>             | 400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT.                                                                                                            |                           |               |
| <b>Type of Development:</b> |                                                                                                                                                                                   |                           |               |
| <b>Proposal:</b>            | Prior approval submission for erection of a two storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking. |                           |               |
| <b>Site Visit Made:</b>     | 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 Highways received the revised plans to address the Highways responses dated 23<sup>rd</sup> September 2025. The proposed number of unallocated and visitor parking spaces have been reallocated in accordance with the WBC Car Parking Standards, which is acceptable.

The previous comments on parking layout for DDA spaces and refuse collection strategy remain relevant. These details are still required.

## Conditions & Reasons (if required)

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 29/9/2025 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|