

Date: 24 September 2024
Application: 241853



**WOKINGHAM
BOROUGH COUNCIL**

Maddie Wild
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CM13 1AB

Development Management &
Compliance

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Dear Maddie Wild,

PRIOR NOTIFICATION RESPONSE

Application Number: 241853

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

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.

Wokingham Borough Council hereby confirm that **prior approval is required and is not given** for the proposed development at the address shown above, as described by the description shown above and in accordance with the information that the developer provided to the Local Planning Authority, due to the following reason(s):

Reasons

1. The development does not suitably address the fire safety impacts on the intended occupants of the building owing to inadequate means of escape from the building and an insufficient number of fire-fighting shafts being proposed for the size of the building. As such, the development does fails to comply with AA.2(1)(I) of Class AA, Part 20, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives

1. The decision is made based upon the following plans and documents:

Confirmation of Existing Building Height (Application 241853) dated 12th September 2024 prepared by Sphere25 Planning Consultancy

Received 12th September 2024

PD-012 Rev 1 - Existing Second Floor Plan

PD-013 Rev 1 - Existing Third Floor Plan

PD-031 Rev 1 - Existing Front Elevation

PD-502 Rev 1 - Proposed Second & Third Floor Plan

PD-701 Rev 1 - Proposed Front Elevation

Received 10th September 2024

PD-021 - Existing Section

PD-014 - Existing Fourth Floor Plan

PD-032 - Existing Rear Elevation

PD-033 - Existing Side Elevations

PD-015 - Existing Roof Plan

PD-500 - Proposed Ground Floor Plan

PD-504 - Proposed Fourth & Fifth Floor Plan

PD-501 - Proposed First Floor Plan

PD-505 - Proposed Sixth Floor Plan

PD-506 - Proposed Roof Plan

PD-702 - Proposed Rear Elevation

PD-703 - Proposed Side Elevations

PD-601 - Proposed Section

PD-001 - Site Location Plan

PD-002 - Existing Site Plan

PD-011 - Existing First Floor Plan

PD-004 - Proposed Site Plan

PD-010 - Existing Ground Floor Plan

PD-009 - Existing Basement Plan

CIL Form

Application Form

Flood Risk Assessment & SUDS Report, prepared by Nimbus Engineering Consultants, Document Number: C3277-R1-Rev-A, dated July 2024
Statement prepared by Markides Associates dated 24 June 2024

Planning Supporting Document dated July 2024 prepared by Sphere25 Planning Consultancy

Tier 1 Contaminated Land Preliminary Risk Assessment, Ref: P1202- 02/R1/V2, dated May 2024

Daylight & Sunlight Assessment, prepared by Create Consulting Engineers Ltd, Reference: MB/VL/P24-3203/02, dated May 2024

Noise Impact Assessment, Document reference: AC20099.01.00, prepared by Trace Surveys

Fire Statement prepared by FCS Live, 400 Thames Valley Park Phase 2, Version No. 1.0 dated 23/05/2024

Received 19th July 2024

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf \(planningportal.co.uk\)](#) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,

MHead

Marcia Head

Head of Development Management - Place & Growth