

**Date:** 3 September 2024  
**Application:** 242200



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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Dear WBC Highways,

**Full Planning Approval Consultation**

**Application Number:** 242200

**Applicant:** Mr Mike Moore

**Site Address:** Beech Court, Wokingham Road, Hurst, Wokingham, RG10 0RQ

**Parish:** St. Nicholas Hurst

**Grid Reference:** Easting - 480172, Northing - 173085

**Type of Development:** Minor All other developments

**Proposal:** Full application for the proposed erection of 1 no. single storey storage building in association with the existing use of Beech Court, plus changes to parking layout and landscaping.

**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 242200. 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

|                             |                                                                                                                                                                                         |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                      |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                            | <b>App No:</b> | 242200 |
| <b>Address:</b>             | Beech Court, Wokingham Road, Hurst, Wokingham, RG10 0RQ.                                                                                                                                |                |        |
| <b>Proposal:</b>            | Full application for the proposed erection of 1 no. single storey storage building in association with the existing use of Beech Court, plus changes to parking layout and landscaping. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                                                                                            |                |        |
| <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

### General

The proposal involves the erection of a 120m<sup>2</sup> storage building ancillary to the existing use. The applicant also proposes 9 associated driveway parking, whereas two of those are replacement to the existing parking spaces.

In addition to supporting document stating that the new storage building will not attract additional traffic due to its ancillary nature, the traffic generated from the storage building of such scale is unlikely to have significant impacts on the wider highway network.

### Access

The wider site will be accessed via the existing fully engineered junction to the A321, Wokingham Road. The new gated access for the proposed storage building will be provided by voiding 2 of the original parking spaces and widening the existing overflow car parking. There will be no negative impacts on pedestrian visibility and public highway safety, which is considered acceptable.

The driveway will be paved with permeable blockwork and tarmac surface. The Highways welcome the proposed surfacing improvement.

### Parking

According to the WBC Car Parking Standards, Class B1 development of such scale will require five additional car parking allocation. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

While the proposal is unlikely to induce additional traffic due to its ancillary nature, the applicant has proposed 7 additional driveway parking of dimensions 5m x 2.5m. The driveway clearance between parking spaces is 7.2m wide, which will provide sufficient spaces for a large saloon car to manoeuvre and turn at forwards gear.

### **Cycle Provisions**

Cycle parking is proposed immediately adjoining the new building, the Highways welcome such provisions.

### **Conditions & Reasons (if required)**

1. CF6 - PARKING AND TURNING (AS APPROVED)

|              |          |                |    |
|--------------|----------|----------------|----|
| <b>Date:</b> | 4/9/2024 | <b>Signed:</b> | JP |
|--------------|----------|----------------|----|