



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application to determine if prior approval is required for a proposed: Change of use from
Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 3, Class MA

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	59
Suffix	
Property Name	
Address Line 1	Crockhamwell Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Woodley
Postcode	RG5 3JP

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
476101	173108

Description

Application relates to Units 2 and 3

Applicant Details

Name/Company

Title

First name

Surname

Riverlow Reading Ltd

Company Name

Address

Address line 1

Unit 4 Fountayne Business Centre

Address line 2

Broad Lane

Address line 3

Town/City

London

County

Country

Postcode

N15 4AG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Daniel

Surname

Rose

Company Name

D. Rose Planning LLP

Address

Address line 1

19-20 Bourne Court

Address line 2

Southend Road

Address line 3

Town/City

Woodford Green

County

Country

United Kingdom

Postcode

IG8 8HD

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Please note: Eligibility questions relating to the current building being vacant for 3 months, and it's floorspace not exceeding 1,500 square metres were removed after these limitations were lifted by government on 5 March 2024.

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

- For periods prior to 1 September 2020
 - Shops (Use Class A1);
 - Financial and professional services (Use Class A2);
 - Food and drink (Use Class A3)
 - Business (Use Class B1);
 - Medical or health services
 - Non-residential institutions (Use Class D1(a));
 - Crèche, day nursery or day centre
 - Non-residential institutions (Use Class D1(b));
 - Indoor and outdoor sports
 - Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
- For periods from 1 September 2020
 - Commercial, Business and Service (Use Class E)

☒ Yes

☐ No

Is any land covered by, or within the curtilage of, the building:

- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area;

Or, is the building:

- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site

☐ Yes

☒ No

The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

☐ Yes

☒ No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard](#)?

☒ Yes

☐ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes

☐ No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

☐ Yes

☒ No

Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains two or more dwellinghouses, and is:

- 18 metres or more in height (as measured from ground level to the top floor surface of the top storey of the building); or
- contains 7 or more stories.

☐ Yes

☒ No

NOTE: More details on how to measure height and stories are available in paragraph (7) of [Article 9A of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and [the related government guidance](#).

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Change of use at 1st floor (with ground floor entrance) of Units 2 and 3 from Class E to 3 flats (1no. 1bed/1person, 1no. 1bed/2person and 1no. 2bed/3person)

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The application is supported by a Daylight and Sunlight Report which contains analysis carried out in accordance with the methodologies contained in the Building Research Establishment's Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022). The analysis demonstrates that all rooms meet their target daylight value and that all units meet the target sunlight value and accordingly, it is considered that the development would benefit from adequate natural light.

What will be the net increase in dwellinghouses?

3

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

The application is supported by a Transport Technical Note (TTN). The TTN highlights that the site is within Woodley town centre with numerous retail and commercial uses as well local amenities within close proximity supporting day-to-day living. The closest bus stops to the site are located along Headley Road, Reading Road and Beechwood Avenue at the northern end of Crockhamwell Road, all within a 300 metres' walking distance. Reading rail station, whilst it is located 5.5km travel distance from the site, is directly accessible by local bus services. There is an existing car park to the rear of the building, in which one space is allocated to an existing retail tenant. Due to its location within the town centre, the site is situated within an area that has comprehensive car parking controls on the roads surrounding the site. No on-street car parking is possible, with all town centre car parking taking place within designated town centre car parks. On the basis of the Census data and the site's accessibility, it is proposed to allocate 3 parking spaces for the 3 flats, which TTN notes would be appropriate and would not result in an adverse effect on the highway network in terms of car parking demand. A minimum of 3 cycle spaces are proposed in a secure and sheltered location in accordance with standards. A refuse store (for general waste and recyclables) have been provided to the rear, with collection via Lytham Road. The TTN includes trip generation analysis using the TRICS database and considers that the level of increase during the typical network peak hours and daily time periods considered would unlikely to be perceptible and well within the typical daily variation in traffic flows. The TTN concludes that the the proposals would be entirely acceptable on transport and highways grounds and would not give rise to a 'material increase or a material change in the character of traffic in the vicinity of the site.'

Please provide details of any contamination risks and how these will be mitigated

The proposed development does not entail grounds and the residential units are proposed at 1st floor. Environmental searches have not revealed a risk of contamination which is consistent with the assessment of previous applications in relation to the site.

Please provide details of any flooding risks and how these will be mitigated.

The site is located in Flood Zone 1 (lowest flood risk category) and therefore at a low risk of fluvial (river) flooding, according to the 'flood map for planning'. Flooding from artificial sources such as reservoir flooding is not shown to be a concern at the site or in the vicinity of the site according to the EA's long-term flood mapping, with the site being 1.05km north of the nearest area shown to be at risk

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

The application is supported by an Environmental Noise Survey and Noise Impact Assessment Report. The report notes that the noise impact upon the proposed dwellings has been assessed in the context of building regulations, and national and local planning policies. Appropriate target internal noise levels have been proposed based on a detailed environmental noise survey and these have been demonstrated to be achievable using conventional mitigation measures.

The report further notes commercial noise sources should not impact the proposals more than road traffic noise, indicating that the impact of noise from commercial premises would be low.

In addition, it is highlighted that Building Regulations require suitable sound insulation between the flats and the existing ground floor commercial units.

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

Not applicable

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

Not applicable

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

Not applicable

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name: Unit 1 Number: 59 Suffix: Address line 1: Crockhamwell Road Address Line 2: Town/City: Woodley Postcode: RG5 3JP
House name: Unit 2 Number: 59 Suffix: Address line 1: Crockhamwell Road Address Line 2: Town/City: Woodley Postcode: RG5 3JP
House name: Unit 3 Number: 59 Suffix: Address line 1: Crockhamwell Road Address Line 2: Town/City: Woodley Postcode: RG5 3JP

Declaration

I/We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Daniel Rose

Date

27/08/2024