

Date: 2 June 2025
Application: 251215



**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: 251215

Applicant: Dr Shahzad Yousuf

Site Address: 65 London Road, Twyford, Wokingham, RG10 9EJ

Parish: Twyford

Grid Reference: Easting - 478941, Northing - 176155

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the property to supported living accommodation (Use Class C2).

Case Officer: Connie Davis

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 251215. 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

From:	AC		
Service	WBC Highways	App No:	251215
Address:	65 London Road, Twyford, Wokingham, RG10 9EJ.		
Proposal:	Full application for the proposed change of use of the property to supported living accommodation (Use Class C2).		
Type of Development:	Other Change of Use		
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 proposed change of use would create supported living accommodation for young people between the ages of 8 to 18 and as such there would be very little, if any, parking demand associated with the residents.

Staff and visitor parking would take place within the existing parking area. The existing access and level of parking will be retained and this is considered acceptable.

There is additional, permit controlled parking available on-street, which would be subject to the appropriate application and assessment.

The site is located within Twyford town centre and therefore benefits from excellent access to sustainable modes of transport. There are existing storage areas within the building and the red line, and this would provide opportunity for secure cycle storage.

Date:	4/6/25	Signed:	AC
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