

Date: 6 August 2025
Application: 251843



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 251843

Applicant: Miss Lisa Spiers

Site Address: Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480837, Northing - 172894

Type of Development: Other Change of Use

Proposal: Full application for the proposed partial change of use of existing building to residential (Use Class C3) along with changes to fenestration to include installation of rooflights plus demolition of existing log cabin.

Case Officer: Kieran Neumann

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 251843. 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:	JP		
Service	WBC Highways	App No:	251843
Address:	Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE.		
Proposal:	Full application for the proposed partial change of use of existing building to residential (Use Class C3) along with changes to fenestration to include installation of rooflights plus demolition of existing log cabin.		
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

General

The applicant proposes to change the uses of part of the existing equipment store to residential unit (Use Class C3) with five habitable rooms and to demolish the existing log cabin with three habitable rooms.

In view of the site is already in use as existing dwelling ancillary to the equestrian use, and independent access to parking can be provided to the proposed dwelling, Highways have no objection on site sustainability for the replacement of dwelling.

No additional traffic impact is anticipated from the replacement of dwelling.

Access

The existing access will be retained, which is acceptable.

Parking

According to the WBC Car Parking Standards, the development of such scale in Village location will require two parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The proposed driveway can accommodate three or more parking spaces of suitable dimensions, which is acceptable.

EV Charging Points

Each new dwelling will be expected to provide a minimum of one EV Charging Point under the latest Building Regulations (Approved Document S). EVCP shall be indicated on a plan.

This may be subject to further authorisation via Building Control.

Cycle Provisions

According to the WBC Parking Standards, two cycle parking allocation will be required per dwelling with 5 habitable rooms.

The applicant shall indicate direct access to the rear garden, cycle store or garage of suitable sizes for cycle storage on the plan or when discharging conditions.

Refuse Collection Strategy

According to Manual for Streets, the maximum carrying distances for households (30m) and refuse collection operators (25m) from the collection point.

While kerbside collection will likely be suitable, as the proposed dwelling will be sited over 30m from the public highway, the applicant shall indicate the position of the bin collection point on a plan or when discharging conditions.

Conditions & Reasons (if required)

Subject to the EVCP is indicated on a plan (and cycle parking provisions and bin collection point details are not provided in this plan), the following conditions are recommended:

1. CF9 - CYCLE PARKING (TO BE APPROVED)
2. CW5 - BIN COLLECTION (TO BE APPROVED)

Date:	11/8/2025	Signed:	JP
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