



SHAUN•TANNER
ARCHITECTURE & PLANNING

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PLANNING APPLICATION SUPPORTING STATEMENT

Conversion of existing office building to five residential apartments with roof and dormer extensions.



Evolution House

53-59 Peach Street

Wokingham

RG40 1XP

July 2026

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1. Proposal

This statement is submitted in support of a full application submission for a scheme which proposes a conversion of existing office space to residential units and together with roof alterations and side dormer extensions.

The application follows the Council's pre-application advice under reference 252283. The principle of converting the existing office building to residential accommodation, together with the proposed roof-level extension, was considered acceptable. The principal concern raised at pre-application stage related to the internal floor areas of three of the five units then proposed. The scheme has therefore been revised so that all five apartments are one-bedroom units and each meets the applicable minimum internal space standard for its stated occupancy.

The new design includes two side dormers with flat roof to habitable loft space. Converted building will include 5no. one bedroom apartments with a total internal gross area of 271m² in comparison to 264m² of existing office space. (7m² added) The proposed extension has been carefully designed to ensure that the users of adjoining land are not impacted by the proposal. The roof type, proposed dormers and fenestration would both respect the characteristics of the dwellings surrounding the application site and also ensure new design is matching the visual amenity of the area. The proposal therefore makes efficient use of an existing building in a highly sustainable town-centre location without materially increasing the footprint of development.

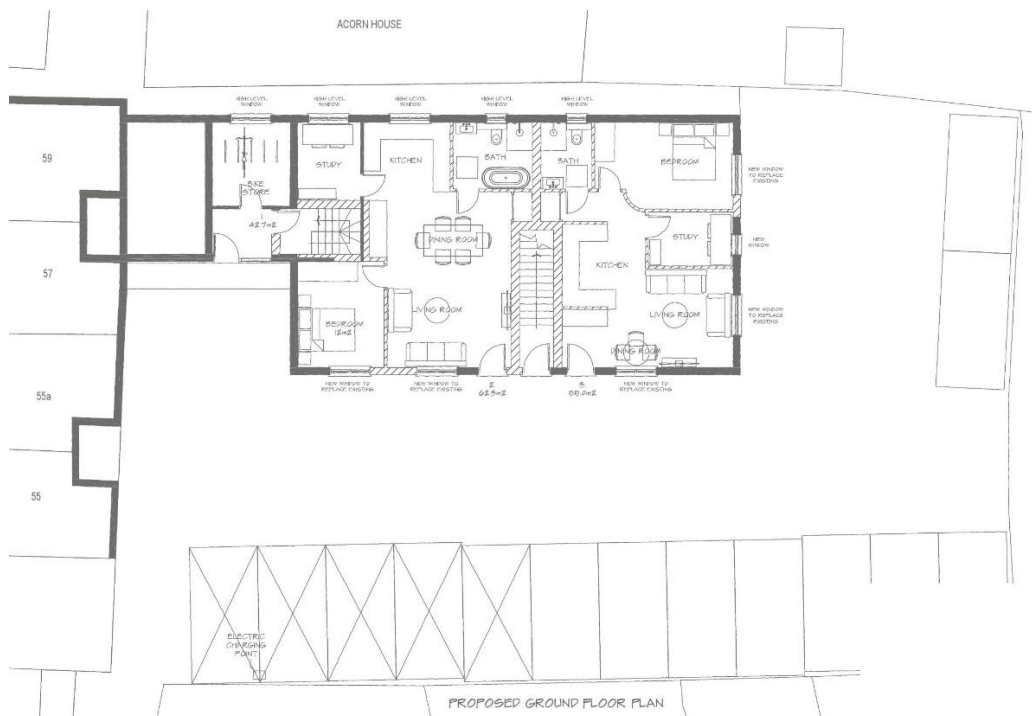
Flat 1	1-Bed (1 person)	42.7m ²
Flat 2	1-Bed (2 person)	62.3m ²
Flat 3	1-Bed (2 person)	55.0m ²
Flat 4	1-Bed (1 person)	42.0m ²
Flat 5	1-Bed (1 person)	41.4m ²

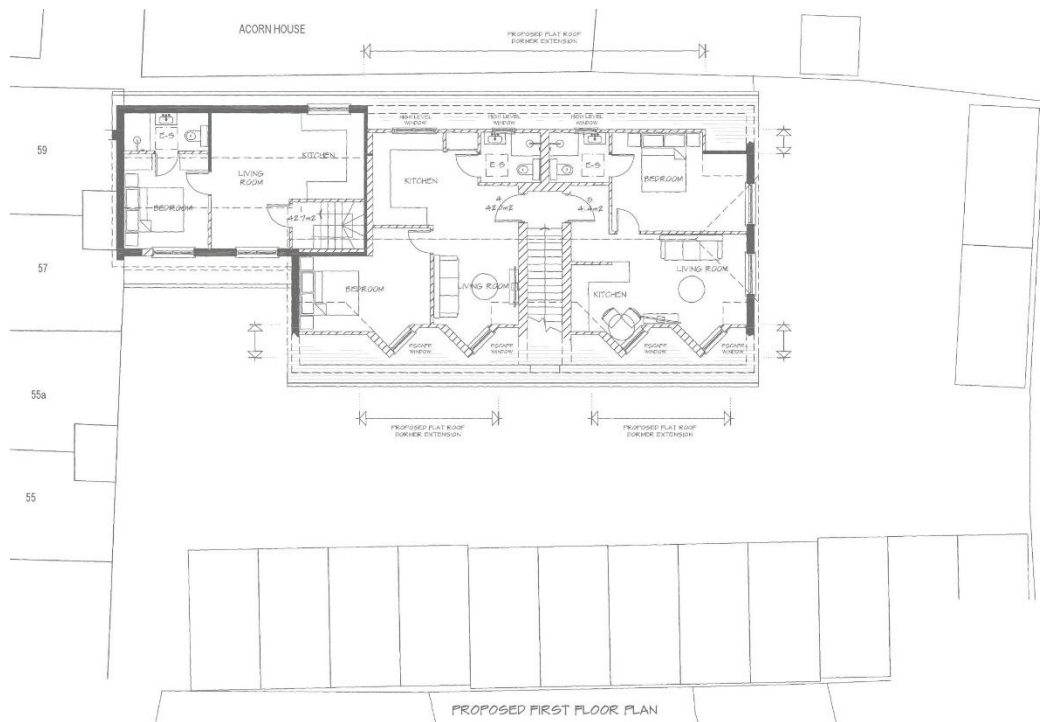
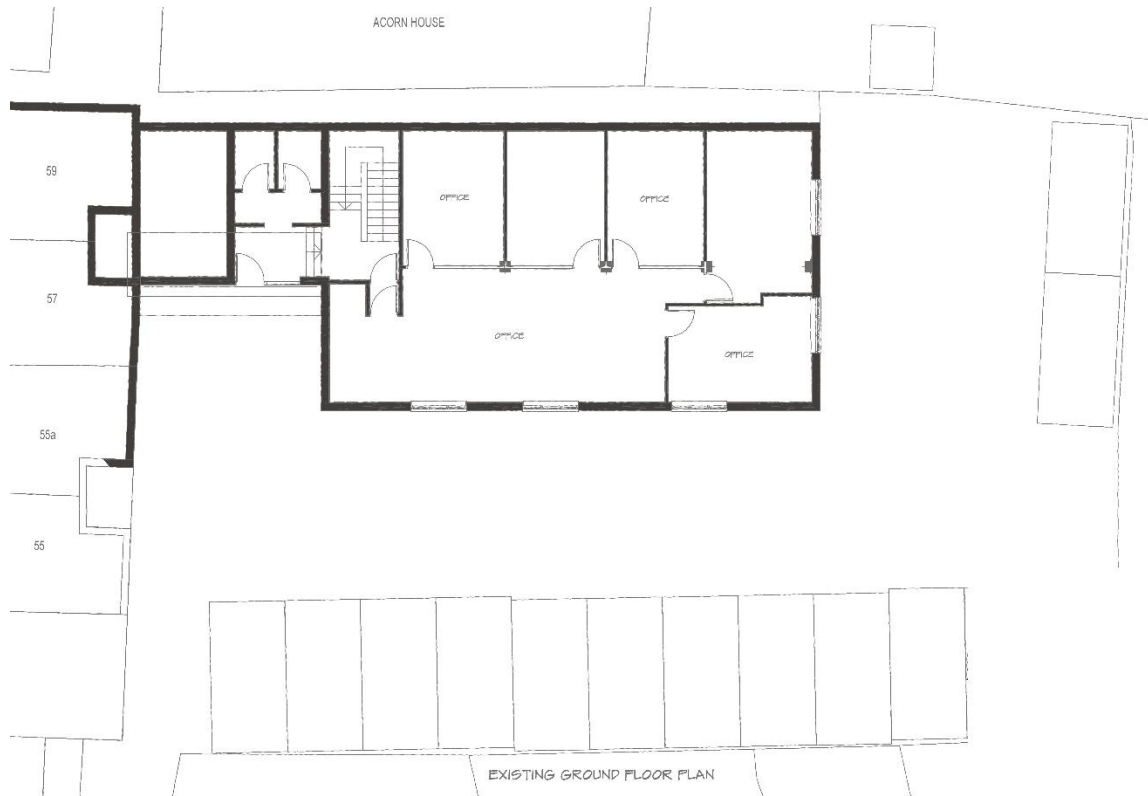
All the above floor areas exclude ancillary storage.

Fig 1 Proposed Site Plan



Fig 2 Proposed and Existing Floor Plans





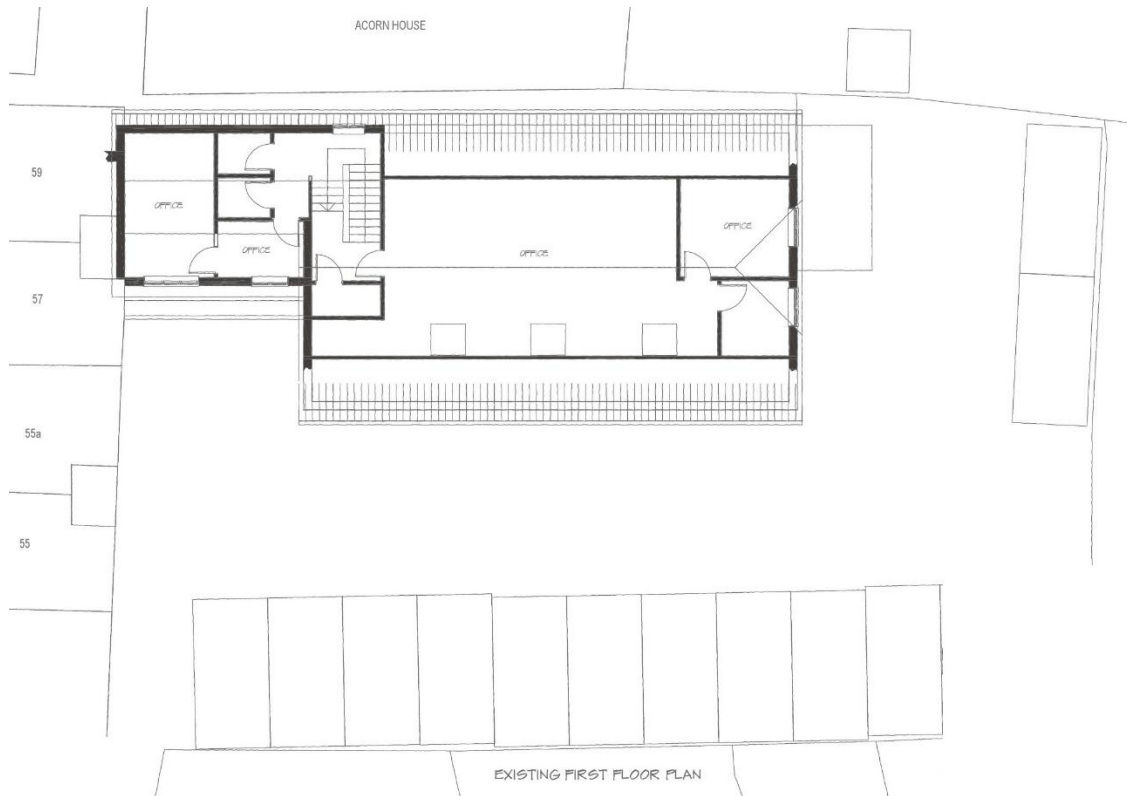
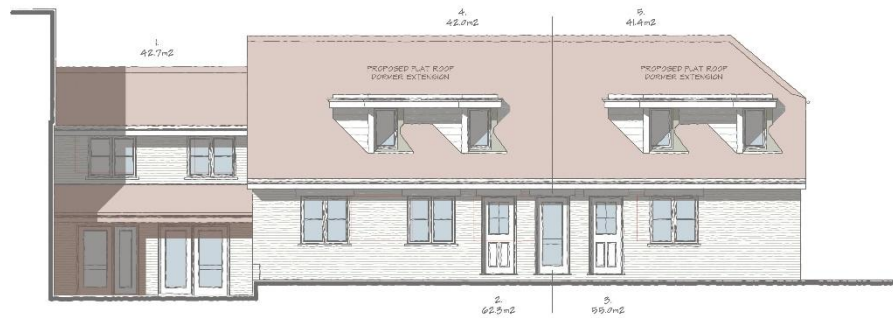
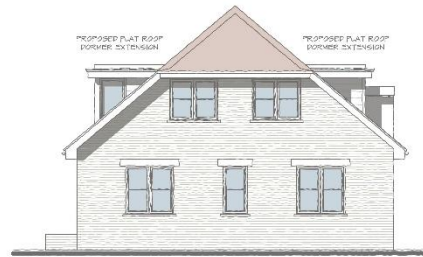


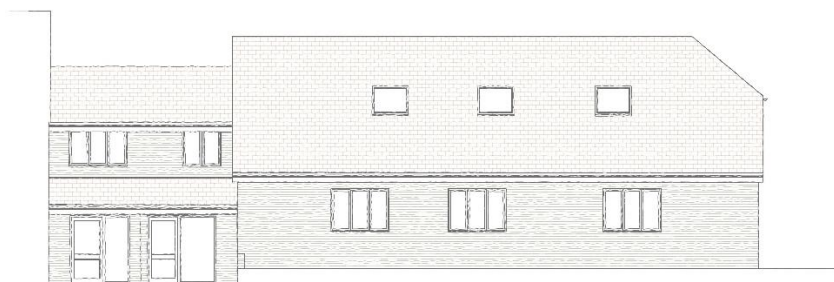
Fig 3 – Proposed and Existing Elevations



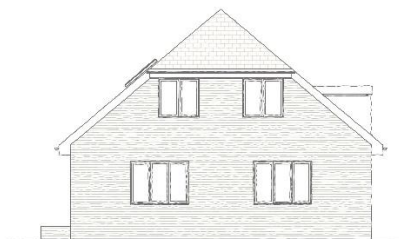
SOUTH WEST ELEVATION - (FRONT)



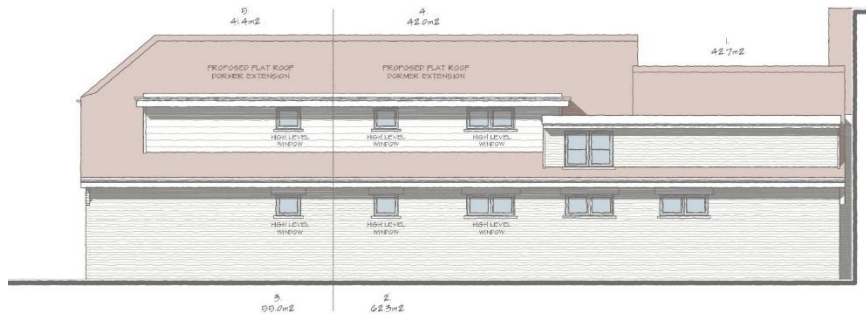
SOUTH EAST ELEVATION - (SIDE)



SOUTH WEST ELEVATION - (FRONT)



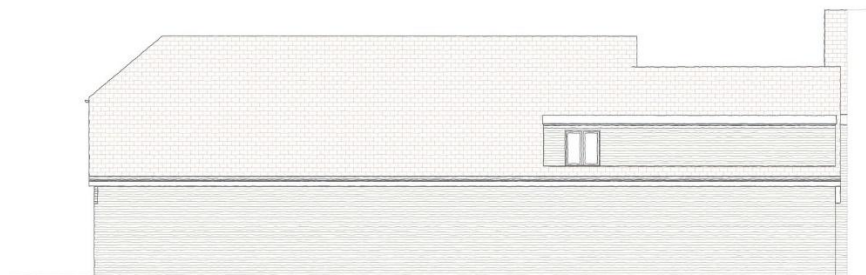
SOUTH EAST ELEVATION - (SIDE)



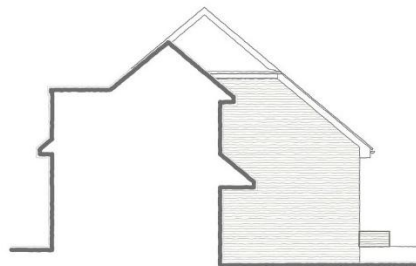
NORTH EAST ELEVATION - (REAR)



NORTH WEST ELEVATION - SECTIONAL (SIDE)



NORTH EAST ELEVATION - (REAR)



NORTH WEST ELEVATION - SECTIONAL (SIDE)

2. Site Context

Evolution House is located to the rear of Nos. 53–59 Peach Street and is accessed vehicularly from the EastHampstead Road public car park. A separate pedestrian route connects the site to Peach Street through the existing ground-floor passageway.

The existing building is a one-and-a-half-storey office building of red brick construction with a brown tiled half-hipped roof. It sits within an established town-centre context containing a varied mix of building heights, roof forms and architectural styles. The application building is largely screened from Peach Street by the buildings fronting the street and is principally viewed from the car park.

The site lies within Wokingham Town Centre Conservation Area and is in close proximity to the listed building known as The Overhangs at Nos. 53–59 Peach Street. A separate Heritage Statement accompanies the application and assesses the significance of the relevant heritage assets and the effect of the proposal upon their setting



Fig 4. View from South East corner

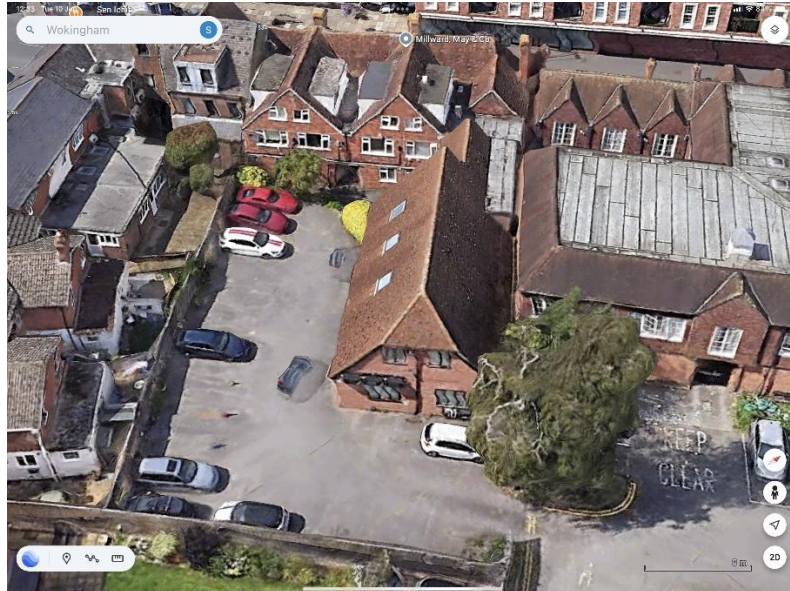


Fig 5. Aerial View

3. Material Considerations

3.1 General layout - Second floor extensions is set back from the adjacent buildings of principle elevation. Materials for the new flat roofs will be EPDM roofs. All joinery will match existing.

The fenestration has been carefully considered following the Council's pre-application comments. Windows have been positioned and designed to avoid unacceptable direct overlooking of adjoining properties, with the principal outlook from the proposed accommodation directed towards the car park.

3.2 Amenity - No private or communal garden is proposed. The Council acknowledged at pre-application stage that there is a reduced expectation for private outdoor amenity space in a town-centre location and identified nearby public recreational and amenity spaces. The site's central location provides convenient access to these facilities.

3.3. Access and Parking - The existing vehicular access from the EastHampstead Road car park is retained. The existing pedestrian route to Peach Street is also retained and is identified within the application drawings.



Five car parking spaces are proposed to serve the development and are intended to operate as unallocated spaces. This accords with the approach identified by the Highway Authority at pre-application stage for a five-unit development in this urban location. Electric vehicle charging provision will be incorporated as shown on drawing 3985 202.

3.4 Bin / Bike Stores - The existing rear footpath provides access to bike stores. Bins will be stored adjacent to the entrance.

3.5 Trees - There are no trees affected by this proposal.

3.6 Ecology - A Preliminary Ecological Appraisal and separate bat survey have been undertaken by NK Musgrave & Associates and accompany the application. The ecological appraisal concludes that the site is of very low wildlife interest. The bat assessment found no evidence of bat occupation and considered the building to have negligible suitability for roosting bats; no further bat surveys or mitigation are required.

The ecological recommendations relating to nesting birds, vegetation clearance, open excavations and protection of wildlife during construction will be followed. If vegetation removal is required during the bird nesting season, it will be subject to an appropriate pre-works check.

The ecologist has subsequently confirmed that the development falls within the applicable Biodiversity Net Gain exemption on the basis that the red-line application site is below 0.2 hectares. The application therefore relies on that exemption rather than a statutory Biodiversity Metric. The ecologist's confirmation is submitted with the application.

3.7 Sustainability – The proposal represents the reuse and adaptation of an existing building in a highly accessible town-centre location. This inherently reduces the need for development on undeveloped land and enables residents to access shops, services and public transport without reliance on the private car.



3.8 Community Involvement

The proposal has been developed following formal pre-application engagement with Wokingham Borough Council under reference 252283. No separate consultation has been undertaken with the Town Council or neighbouring occupiers prior to submission. The application will be subject to the Council's normal statutory consultation process, providing residents and other interested parties with the opportunity to comment on the proposals.

4. Planning Balance and consideration

The proposal makes efficient use of previously developed land in a highly sustainable town-centre location and provides five smaller residential units within the existing built-up area. The principle of residential conversion and roof-level extension was accepted through the pre-application process.

Most importantly, the revised design directly addresses the Council's principal objection to the earlier scheme. All five proposed apartments now meet the applicable minimum internal space standards for their stated occupancy. The design has also been developed in response to the Council's comments regarding neighbouring amenity, overlooking, parking, cycle storage, ecology and sustainability.

The development retains the existing access and building footprint, provides appropriate parking and cycle facilities, does not result in the loss of significant ecological habitat and makes productive use of an existing building close to public transport, shops and services.

When considered as a whole, the proposal is considered to provide a suitable and sustainable form of residential development which responds positively to the matters identified through the pre-application process. Planning permission is therefore respectfully requested.