

Date: 19 August 2024
Application: 242056



WOKINGHAM
BOROUGH COUNCIL

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Variation/Removal of Condition Consultation

Application Number: 242056

Applicant: Mr M Uddin

Site Address: 4 The Parade, Earley, Wokingham, RG6 7NZ

Parish: Earley

Grid Reference: Easting - 474739, Northing - 171405

Type of Development: Minor All other developments

Proposal: Application to vary condition 5 of planning consent 99/68959/F. For the proposed single storey rear extension to the restaurant and alterations to front elevation. Condition 5 refers to the open hours for the supply or consumption of food and drink.

Case Officer: Cameron Young

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 242056. 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:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	242056
Address:	4 The Parade, Earley, Wokingham, RG6 7NZ.		
Proposal:	Application to vary condition 5 of planning consent 99/68959/F. For the proposed single storey rear extension to the restaurant and alterations to front elevation. Condition 5 refers to the open hours for the supply or consumption of food and drink.		
Type of Development:	Minor All other developments		
Site Visit Made:	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

In giving advice to assist planning my role is to be considerate of environmental factors that may affect a proposal including noise. This restaurant is on the ground floor of a building where residential flats are immediately adjacent and noise is a clear factor. It is for this reason that opening hours were restricted in the early morning.

It is difficult to comment on this proposed change of opening hours given the information provided. The assumption is that in order to open for business the staff would need to be in the restaurant some time before that, there is no information to suggest any mitigation for noise arising from the business that may affect the adjacent residential properties.

The assumption is that the restaurant wishes to capture early morning breakfast business.

Whilst this is a reasonable request and some cafés or restaurants operate early hours successfully, this is very much dependent on their location and how they manage the business. A noise assessment outlining all of the potential noise events related to this change of hours would inform us and give clarity.

To offer advice to planning I would hope to be able to view a noise management plan that shows, at what point staff would arrive, when first customers would be served, if there is an electronic shutter to open (what time), what are agreed delivery times, when would waste be put out, is any music proposed to be played (what times), are adjacent businesses opening times in line with 7,8 or 9 opening as vehicles for customers would begin to arrive and park in the parade also a potential source of noise.

I would have less concern for a change to 08:00 hrs opening as this is less likely to disturb sleeping of nearby residents and still allows for breakfast business.

I have asked for additional information, If the applicant could please address the questions above or consider an 08:00 opening time. In the absence of additional information, a noise impact assessment or an amended application for 08:00, I would be inclined to object to the proposed variation in hours on noise grounds as there are too many unknown variables and we have a duty to protect our residents from commercial noise.

Conditions & Reasons (if required)			
Date:	23/09/2024	Signed:	C Christofis