

22 September 2025

Director of Planning
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Town and Country Planning Act 1990 (As Amended)
Change of Use from Tanning Salon to Class E (e) Medical and Health
Centre Plus Extension to Front Elevation of Building.
Unit 5, Reading East Retail Estate Shepherds Hill, Woodley, Reading,
RG6 1FE

We write on behalf of our client, Derma Reading Limited (referred to as 'the Applicant') in connection with the above.

We hereby enclose a planning application for the change of use of Unit 5 to a medical and health centre use in order to expand the applicant's existing dermatology clinic that currently operates in the adjoining Unit 4 on the retail estate. The proposal also incorporates a front single storey extension to the existing building.

Derma Reading provide dermatological treatments for every different kind of skin, hair and nail conditions, including preventative care and maintenance therapies. Consultations are either through referral to the practice by doctors or GP's or by direct appointment for private medical treatment by individual patients.

The reason for this planning application is due to the Applicant needing to expand its existing premises providing additional consultation rooms due to a high level of demand for their existing services.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we confirm the following documents comprise the application:

- Planning Application Forms and Certificate;
- Community Infrastructure Levy Forms (CIL);
- Location Plan 1594.A.01;

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- Existing Plans 1594.A.02;
- Proposed Plans 1594.A.03
- Ground Floor Plans Existing 1594.A.04;
- Ground Floor Plans Proposed 1594.A.05;
- Existing and Proposed Roof Plan 1594.A.06;
- Existing and Proposed Plans and Elevations 1594.A.07; and
- Planning Statement
- The application has been submitted via the Planning Portal website with the planning application fee of £673.00 0 paid online via the Planning Portal.

The application site comprises Unit 5, East Reading Retail Centre a mid-terrace commercial retail unit. The unit measures approximately 203 square metres and is currently occupied by a Tanning Salon. The proposal is to combine Units 4 and 5 internally and to extend the premises by providing a front extension. The proposed building line will mirror the adjoining Unit 4 as shown on the submitted drawings.

The proposed opening hours of the clinic will be 7am to 10pm (Monday to Friday), 8am– 5pm (Saturday) and 11 am to 4pm on Sunday. It is expected the proposal will employ circa 13 persons (full time equivalent).

Unit 5 is a mid-terrace retail terrace. To the west of the site is car parking serving the application site and wider retail terrace. To east of the application site are the remaining units on the terrace, which include an Anytime Fitness gym, a retail unit and Carphone Warehouse. There is also a second car parking area located at the eastern end of the terrace. There are no other Class E (e) uses within the retail centre.

To the south of the site on the opposite side of Shepherds Hill, is a BP petrol filling station which includes an M&S Simply Food and Wild Bean Café. A pedestrian crossing is located immediate outside the site.

Any new signage will be subject to a separate application for Advertisement Consent

Consilium

Town Planning Services Ltd

We trust this proposal will meet with your approval. Should you have any queries please do not hesitate to contact me on 07415 688319.

Yours faithfully

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