

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252728
Site Address:	3 Maiden Lane Centre, Lower Earley, RG6 3HD
Expiry Date:	27 January 2026
Site Visit Date:	15 January 2026
Proposal: Full application for the proposed installation of a replacement shop front plus changes to fenestration.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP9 – Scale and Location of Development Proposals CP13 – Town Centres and Shopping
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction TB15 – Major Town, and Small Town/District Centre development TB17 – Local Centres and Neighbourhood and Village Shops
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development ER6 – Town, district and local centres and shopping parades ER7 – Strengthening the role of centres ER9 – Woodley town centre and Lower Earley district centre DH1 – Place making and quality design DH3 – Shopfronts DH4 – Advertisements and signage
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
29810	Change of use from A1 to A3 and new shop front	Approved 04/03/1988

29910	Erection of floodlit shop fascias and projecting signs	Approved 27/04/1988
45265	Proposed repositioning of shop front to incorporate terrace area	Approved 05/01/1996
991771	Proposed Single Storey Front Extension To Restaurant	Approved 17/06/1999
102668	Proposed placement of 0.45m anti-climb guard on existing brick walls plus the replacement of timber gates/fence panels with security metal gate/fence. (Retrospective application)	Refused 28/10/2010
162264	Application for the proposed change of use from B1(a)[Business] to D1 [non-residential institutions- Pilates Studio].	Approved 14/09/2016
172135	Application for advertisement consent for the erection of 2no free standing number directory boards.	Refused 28/09/2017

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission to replace the shopfront at No. 3 Maiden Lane Centre, plus changes to fenestration.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy.

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The proposed replacement shopfront and changes to fenestration are not deemed to negatively impact upon the character of the area. The sizes of the fenestration are not increasing, and this further demonstrates that there would be no harm to the character of the area.

The existing windows are single glazed with painted softwood frames, and the proposed changes will see sealed double glazed units, mounted in black painted or powder coated metal frames. The change in materials poses no harm to the character of the area.

Neighbouring Amenity:

The proposed replacement shopfront and changes to fenestration pose no harm neighbouring residential amenities.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	27 January 2026

Earliest date for decision:	9 December 2025
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Recommendation agreed by: (Authorised Officer)	
Date:	27/01/26

PLANNING CONSTRAINTS/STATUS**Affordable Housing Thresholds | Total count: 3**

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Retail Centres | Total count: 1

#	FEATURE_TYPE	NAME
1	Local Centre	Maiden Place

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Green	Consult NatureSpace for Major developments only

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&es=&location=473915,172259%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Hawkedon Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Earley CP	0 m