



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

4

Suffix

Property Name

Address Line 1

The Parade

Address Line 2

Address Line 3

Wokingham

Town/city

Earley

Postcode

RG6 7NZ

Description of site location must be completed if postcode is not known:

Easting (x)

474739

Northing (y)

171405

Description

Applicant Details

Name/Company

Title

Mr

First name

M

Surname

Uddin

Company Name

Waterfall

Address

Address line 1

4 The Parade

Address line 2

Address line 3

Town/City

Earley

County

Wokingham

Country

Postcode

RG6 7NZ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Sunil

Surname

Mehan

Company Name

Rammurti Design Limited

Address

Address line 1

268 Tilehurst Road

Address line 2

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG30 2NE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

PROPOSED SINGLE STOREY REAR EXTENSION TO RESTAURANT AND ALTERATIONS TO FRONT ELEVATION (AMENDMENTS TO APPROVAL 98/67666/F)

Reference number

99/68959/F

Date of decision (date must be pre-application submission)

05/05/1999

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 5

The premises shall not be open for the supply or consumption of food and drink before 0900 hours or after 2300 hours Monday to Saturday and before 0900 hours or after 2230 hours on Sundays and Bank Holidays or other Public Holidays.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/07/1999

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

01/12/1999

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

There is quite some demand for a coffee shop and serving of breakfast first thing in the mornings for professionals passing on their way to work, and as the current trading has reduced in recent times the applicants are looking to diversify and take advantage of the early morning trade potential in order to recover some profitability from their restaurant.

The applicants have asked if the restaurant could open earlier than the limitation that was placed by Condition 5, and open from 7am rather than 9am, but keep the evening times as they are at present

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The premises shall not be open for the supply or consumption of food and drink before 0700 hours or after 2300 hours Monday to Saturday and before 0700 hours or after 2230 hours on Sundays and Bank Holidays or other Public Holidays.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

RFS/2024/089135 and RFS/2024/089112

Date (must be pre-application submission)

20/03/2024

Details of the pre-application advice received

Meeting arranged to discuss the matter relating to the hardstanding, but also that the opening times require to be formally accepted by way of a variation of condition application

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

M

Surname

Uddin

Declaration Date

12/08/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sunil Mehan

Date

12/08/2024