

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252619
Site Address:	The Dukes Head Ph, 56 Denmark Street, Wokingham, RG40 2BQ
Expiry Date:	31 December 2025
Site Visit Date:	12 November 2025
Proposal: Full application for the use of the land for the siting of a mobile catering unit (retrospective).	

PLANNING CONSTRAINTS/STATUS

Conservation Area – Wokingham Town Centre
Scale and Location of Development Proposals – Wokingham (Major Development Location)
District Town and Local Centres - Wokingham
Landscape Character Assessment Area
SSSI Impact Risk Zones
Listed Building Buffer Zone – The Dukes Head (Grade II Listed)

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 CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP13 – Town Centres and Shopping CP14 – Growth and Renaissance of Wokingham Town Centre
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB15 – Major Town, and Small Town/District Centre development TB16 – Development for Town Centre Uses TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Wokingham Town Centre SPD

PLANNING HISTORY

Application No.	Description	Decision & Date
250275	Full planning permission for the proposed change of use of land to facilitate the stationing of a mobile catering unit at the premises (retrospective).	Approved 26/03/2025

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections
WBC Highways – Request further information (see main body of report)
WBC Licensing – No comments received
WBC Built Heritage Officer – No objections

External

None consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	One letter from a resident: - Unclear why permission is required again when permission was already given earlier in the year for a catering unit. (Officer comment: Consent 250275 approved a catering unit of a specific size/specification. The current proposal is a materially different scale and therefore requires a new planning permission.)

APPRAISAL

Site Description:

The application site consists of the rear vehicle parking area associated with The Dukes Head Public House, a Grade II Listed Building. The site is also located within Wokingham Town Centre and consequently also within the Town Centre Conservation Area.

Proposal Description:

This application seeks approval for the proposed change of use of an area of the existing parking area to facilitate the stationing of a mobile catering unit at the premises.

The unit is proposed to operate 07:00-22:00 7 days a week and operated by 1-2 staff. It is of a simple rectangular construction and includes an extractor hood on the flat roof.

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 catering unit is sited in the north-eastern corner of the Public House's existing parking area. Its form is standard for that of a catering unit, in that it is 2.5 metres tall with a flat roof, suspended on wheels with a tow bar on its northern side.

The stationing of this unit in this relatively secluded corner of the Public House's parking area would have negligible impacts on both the setting of The Dukes Head as a Listed Building and the prevailing character of the Wokingham Town Centre Conservation Area. Such units are common elements in town centres and as such the stationing of the unit is not an alien addition to the street scene. Further to this, no operational development is proposed, severely limiting any long term impacts on the historic fabric of the Conservation Area.

The hours of operation are akin to other commercial units within the Town Centre and align with that of The Dukes Head, ensuring customers of the unit do not loiter within the car park following the Public House closing. These hours will be secured via condition.

Neighbouring Amenity:**Overlooking, Loss of Light and Overbearing:**

The unit is sited within 1.5 metres of a building within the Public House's grounds that serves as B&B bedrooms (bed and breakfast). The scale of the unit would not adversely harm any temporary occupiers of the rooms on these grounds.

Noise:

The closest residential dwellings are 11 Langborough Road (8.8 metres east) and 9 Norton Road (18 metres south). 11 Langborough Road is also separated from the site by the Pub's Bed and Breakfast building (1a).

The operating hours for the unit are all within daytime hours and it is not anticipated that the use of the unit would cause any adverse noise impacts on surrounding properties, largely due to the unit's scale and distance from neighbouring properties. The catering unit would also close prior to the pub closing (pub closes at 00:30 or 01:30 am), ensuring customers of the unit would disperse prior to this.

Highway Access and Parking Provision:

The stationing of the catering unit would not harm the ability for visitors of the Public House to park their vehicles and leave the site and therefore there are no anticipated Highway Safety concerns.

In terms of parking provision, the catering unit occupies 5 parking spaces within the Public House's parking area, leaving approximately 17 spaces. The parking demand for the Public House is low due to its town centre location and strong likelihood that the majority of visitors to the Pub would be on foot, thereby meaning there would be no adverse impact on the overall provision.

On another note, WBC Highways have requested further information on short stay parking for the catering unit and the conditioning of a Parking Management Plan, but these requests are considered too onerous to produce as similar to the Public House the large majority of visitors to the catering unit, due to the nature of the product served and its town centre location, would be on foot.

Overall, the scale of the use proposed is unlikely to have any adverse impacts on highway safety or the Public House's parking provision.

Flooding and Drainage:

WBC Drainage raise no objections to the proposals as they involve no increases in impermeable areas, thus resulting in no additional fluvial and surface water flooding risks.

Landscape and Trees:

There are no concerns on these grounds.

Ecology:

There are no concerns on these grounds.

Utilities and Waste Collection:

In terms of waste collection, refuse would be stored within the trailer and transferred daily to commercial waste bins which is acceptable.

The unit would be powered by an external power socket within the pub's grounds which is located 2 metres away from the catering unit. No objections are raised to this approach as it would not conflict with vehicles entering and exiting the site.

Conclusion:

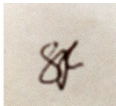
Overall, the proposed development complies with the development plan. Subject to conditions, this application is recommended for approval.

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.

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.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	APPROVAL
Date:	2 December 2025
Earliest date for decision:	26 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	3.12.25