

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 April 2026

Application Number: 260165

Location: 131-133, Crockhamwell Road, Woodley, Wokingham, RG5 3JP

Proposal: Full application for the proposed subdivision of existing former bank (Class E) to create 5no. commercial units (Class E), including installation of new shopfronts, external shutters, an access ramp and metal railings.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 2025/120-07 Rev. A received by the local planning authority on 11 February 2026 and 2025/120-04 Rev. C, 2025/120-05 Rev. C and 2025/120-06 Rev. C received on 27 March 2026. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials - The materials to be used in the construction of the external surfaces of the development hereby permitted shall be carried out in accordance with the approved plans, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Delivery & Servicing Plan - Prior to the first use/occupation of the development hereby permitted, a Delivery and Servicing Plan shall be submitted to and approved in writing by the local planning authority. The submitted Delivery and Servicing Plan shall include the following details:

- Management details of proposed delivery activities, including a booking system;
- Anticipated daily HGV nos. expected;
- Routing plan for HGVs (avoiding any schools and weight/height restrictions on the surrounding road network); and

- Accreditation Schemes in use (e.g. FORS and CLOCS) (if applicable).

The management of the deliveries onto and within the site shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

5. Access Ramp - Prior to the first use or occupation of Units 2–5, the approved access ramp shall be implemented in full in accordance with the approved drawings numbered 2025/120-04 Rev. C, 2025/120-05 Rev. C and 2025/120-06 Rev. C. The access ramp shall thereafter be retained in the approved form.

Reason: In the interests of inclusive access and functional development. Relevant policy: Core Strategy policies CP2 & CP3.

6. Hours of use - The use hereby permitted shall not operate other than between the hours of 08:00 and 20:00 Mondays to Sundays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

7. Delivery times - No deliveries shall be taken in or dispatched from the site outside the hours of 07:00 and 20:00 Monday to Sundays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC06 and TB20.

8. Parking - The on-site parking area shall be used solely for staff parking and for deliveries associated with the commercial units, and shall not be used for customer or public parking at any time.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- addressing concerns relating to inclusive access and highway safety.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

4. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

5. This consent relates to the proposed external works to facilitate the subdivision of the existing ground floor unit into 5 separate commercial (Class E) units only. Any additional operational development or change of use relating to the proposed units will likely require separate planning consent.

This consent also does not convey or imply any approval or consent that may be required for the display of advertisements on the site for which a separate Advertisement Consent application may be required.



Recommendation and conditions/reasons agreed:

Date: 2 April 2026

REMEMBER - The earliest date for a decision on this application is: **6 March 2026**