

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 November 2024

Application Number: 242056

Location: 4 The Parade, Earley, Wokingham, RG6 7NZ

Proposal: Application to vary condition 5 of planning consent 99/68959/F. For the proposed single storey rear extension to the restaurant and alterations to front elevation. Condition 5 refers to the open hours for the supply or consumption of food and drink.

Recommendation: Approve

Conditions and/or Reasons

Condition 5 is amended as follows:

5. The premises shall not be open for the supply or consumption of food and drink before 08:00 hours or after 23:00 hours Monday to Saturday and before 08:00 hours or after 2230 hours on Sundays and Bank Holidays or other Public Holidays. Noise to be kept to a minimum before opening, no waste to be put out or collected, no deliveries to the business before 08:00.

Reason: Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

All other conditions of planning permission 99/68959/F apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 99/68959/F.

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. All new external Work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason: To ensure a satisfactory external appearance.

3. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation and shall be installed before the use hereby approved commences and shall thereafter be maintained.

Reason: To safeguard the amenities of neighbouring residents and the locality.

4. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS47142 1997, at a point 1 metre external to the nearest noise sensitive property, at any time.

Reason: To safeguard the amenities of neighbouring residents and the locality.

5. See above.

Reason: See above.

Recommendation and conditions/reasons agreed: *MC*

Date: 29.10.2024

REMEMBER - The earliest date for a decision on this application is: **7 September 2024**