

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 April 2026

Application Number: 253050

Location: Marino Way, Finchampstead, RG40 4RF

Proposal: Full application for the proposed change of use of Unit 10 to a bakery and café (Use Class E) including the installation of 2 no. extract systems with external flues and change of an existing rooflight to an Automatic Opening Vent (AOV).

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 (A4/466/OS1 RevC), (A4/466/11 RevB), (A1/466/03), (A1/466/04), received by the local planning authority on 15/12/2025 & 26/03/2026. 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. Hours of Operation - The development hereby permitted shall be used only as a bakery with an ancillary café/takeaway and ancillary educational classes and shall not operate outside the hours set out below:

a) Bakery (production and associated activities) shall operate only between 00:00 and 17:00 on any day.

b) Ancillary café (including sit-in consumption) and takeaway sales shall operate only between:

- 08:00 and 18:00 hours Mondays to Saturdays, and

- 08:00 and 17:00 hours on Sundays and Bank or National Holidays.

c) Ancillary evening classes shall operate only between 18:00 and 21:00 hours Mondays to Fridays and shall not operate at any time on Saturdays, Sundays, or Bank or National Holidays.

No activity associated with the respected uses, including public access, customer presence, or the preparation for or winding-down of those uses, shall take place outside the hours specified above.

Reason: To safeguard the amenities of neighbouring occupiers and to ensure that the premises remains ancillary in nature and does not give rise to undue noise, disturbance or activity outside appropriate hours in accordance with Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

4. Installation of Ventilation and Extraction Equipment - Prior to the commencement of the development, the mechanical ventilation, extraction and filtration equipment detailed in the submitted Ventilation Statement for 10 Marino Way (25.0063, Peakin-Fear Consulting Engineers LLP, 23/02/2026) shall be fully installed, including:

- Self-condensing hood serving deck and convection ovens;
- Vertical discharge flue terminating >/ 1m above the roof ridge; - Multi-stage filtration incorporating pre-filter, fine filter and carbon filter;
- Dedicated extract for induction hob;
- Air-handling unit providing tempered make-up air;
- Acoustic attenuation as specified within the VS.

The installed system shall thereafter be retained and maintained in full working order for the lifetime of the development.

Reason: To ensure adequate ventilation, prevent loss of amenity from odour and noise, and protect the character of the surrounding commercial area in accordance with the NPPF and local plan policies.

5. Odour-Control Maintenance Regime - Prior to the first use of the bakery/café hereby approved, all odour control equipment shall be installed and made fully operational in accordance with the manufacturer's specifications. The equipment shall thereafter be retained and maintained in effective working order at all times, including regular cleaning, inspection, servicing and filter replacement, in accordance with the manufacturer's recommendations. Maintenance records shall be retained and made available to the Local Planning Authority upon request.

Reason: To ensure effective control of odours and to safeguard the amenity of the surrounding area.

6. AOV (Automatic Opening Vent) Installation - The AOV shall be installed in accordance with the manufacturer's specification prior to first occupation and shall be retained thereafter.

Reason: For fire safety and to ensure the building performs as assessed.

7. Plant Noise Emissions - All plant, ventilation and extraction equipment shall be installed and operated so that the cumulative noise rating level (measured in accordance with BS4142:2014+A1:2019) does not exceed background levels at the nearest noise-sensitive receptor.

Reason: To protect the amenity of nearby occupiers.

8. Parking Management Strategy - Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangement shall be submitted to and approved in writing by the Local Planning Authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces, monitoring of all parking and submission of parking agreement(s) for utilisation of off-site allocated spaces of other owners. The PMS shall thereafter only be implemented as approved and remain in place for the lifetime of the development.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

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:

- Ensuring adequate levels of parking to serve the proposed use.

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. 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.

Recommendation and conditions/reasons agreed:



Date: 23/04/26

REMEMBER - The earliest date for a decision on this application is: **10 January 2026**