



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Phone: 0118 974 6000

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning 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

398

Suffix

Property Name

Address Line 1

Reading Road

Address Line 2

Address Line 3

Wokingham

Town/city

Winnersh

Postcode

RG41 5EP

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

Easting (x)

478093

Northing (y)

170564

Description

Java Cafe is located on the Reading road and the King Street lane crossroads, on the same area with the Valet Easy Car Wash.

Applicant Details

Name/Company

Title

Ms

First name

Krisztina

Surname

Nemeth

Company Name

Java Cafe Ltd

Address

Address line 1

398 Reading Road Winnersh

Address line 2

Address line 3

Town/City

Wokingham

County

Berkshire

Country

United Kingdom

Postcode

RG415EP

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☐ Yes

☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

☒ Yes

☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The proposal is for the change of use of the building from a cafe/restaurant to a cafe/restaurant/cocktail bar. The site would continue to be operated by

Java Cafe Ltd, who are currently operating under the name 'Java Cafe. The proposed change of use would not involve any internal or external changes.

This new use would have slightly extended hours compared to the existing permitted hours. The revised hours that are being supported are shown below, with the hours that were originally applied for by the applicant in parenthesis:

Mondays to Friday: 07:00 – 17:00 (07:00 –23:00)

Saturday to Sunday: 08:00 – 18:00 (08:00 – 23:00)

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The building currently in use as a Cafe and Breakfast place for about 15 years.

Has the proposal been started?

☒ Yes

☐ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The building with its current use as a Cafe/Restaurant operates since 2011.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

E(b) - Sale of food and drink for consumption mostly on the premises

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(b) - Sale of food and drink for consumption mostly on the premises

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed use of the building will be very similar on its current operations as a cafe/restaurant. The main service in Java Cafe will remain to serve coffee and food, selling alcohol/cocktails will be an additional service.

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

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☐ Lessee
- ☐ Occupier
- ☒ Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- ☒ Yes
- ☐ No

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Krisztina Nemeth

Date

19/11/2024

