

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253050
Site Address:	Marino Way, Finchampstead, RG40 4RF
Expiry Date:	11 February 2026
Site Visit Date:	14 January 2026
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).	

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 CP15 – Employment Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking TB11 – Core Employment Areas TB20 – Service Arrangements and Deliveries for Employment and Retail Use TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM3 - Protection of Habitats and Species DM9 - Protecting Health, Safety and Amenity DM12 - Sustainable Transport Movements DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel C5 – Parking and electric vehicle charging

	C8 – Utilities ER1 – Core Employment Areas NE1 – Biodiversity and geodiversity DH1 – Place making and quality design DH2 – Safeguarding amenity DH3 – Shopfronts HC1 – Promoting healthy communities HC5 – Environmental protection HC6 – Air pollution and air quality HC8 – Noise pollution HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received
WBC Highways – No objection subject to conditions

External

None

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site lies within the Hogwood Industrial Estate where the units are a mixture of commercial and industrial.

Description of Development:

This application seeks permission for the change of use of the unit from Class B2 to Class E for a bakery and ancillary café. It is also proposed that there would be occasional baking workshops in the evening, again ancillary to the main use of the building as a bakery.

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.

The application site is located within the Core Employment Area of the Hogwood Industrial Estate as identified by Policy TB11 of the Managing Development Delivery Local Plan and Policy CP15 of the Core Strategy. Policy CP15 states that development for businesses will be permitted, including the expansion or intensification of existing employment uses, provided it is within one of the Core Employment Areas.

Character of the Area:

The proposed change of use poses no harm to the character of the area as the use of the surrounding units is already varied.

The only external changes proposed to the building are the inclusion of an extraction vent on the side of the unit, an extraction flue on the rear elevation, plus a barrel vault rooflight on the rear elevation that can open for ventilation.

The extraction vent only projects 0.55 metres above the main roof, but given its location on the side elevation, and its limited size, it would not adversely impact upon the appearance of Unit 10 or the wider industrial site.

The extract flue is proposed on the rear elevation where it would not be visible from the public domain and as such it poses no harm to the character of the area.

The barrel vault rooflight is on the rear elevation and poses no harm to the character of the area.

Neighbouring Amenity:

The proposed change of use and minor external alterations pose no harm to neighbouring amenities in terms of overlooking, overbearing or loss of light. Additionally, any potential noise and odour issues are covered and controlled by the recommended conditions.

A condition is also recommended to secure the hours of operation from this site, and this controls the use as a bakery, the ancillary café use, and the ancillary evening classes separately. Given the application site is approximately 200m from the nearest residential dwelling it is not deemed that the bakery use commencing at midnight on certain days when required, or evening classes running to 9pm in the evening, would significantly impact upon neighbouring amenities, or cause any significant disturbance. As such, the hours of operation are found acceptable and will be controlled via the recommended condition.

Highway Access and Parking Provision:

The initial submitted block plan only included 4 no. parking spaces which would not have been sufficient to serve the proposed use. As such, during the application process, an agreement with the landlord of other units in the wider estate was agreed in order to provide 16 additional parking spaces.

The Council's Highways Officer is now satisfied with the level of parking subject to a condition securing the hours of operation for the site, and a condition that requires a parking management strategy to be submitted. Accordingly, these conditions are recommended.

Environmental Health:

The Council's Environmental Health Officer was consulted on this application, however, following receipt of the submitted Ventilation Statement, no comments from them have been received from them.

To ensure that the ventilation systems do not negatively impact upon neighbouring units, a number of conditions are recommended to control odour and emissions, and to ensure that all equipment is installed and maintained as per the manufacturer's specifications.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

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.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	22 April 2026

Earliest date for decision:	10 January 2026
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Recommendation agreed by: (Authorised Officer)	
Date:	23/04/26

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 1

#	NAME
1	Within Arborfield Garrison Strategic Development Location

Core Employment Location | Total count: 1

#	TYPE	NAME
1	Core Employment Area	Hogwood Industrial Estate

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Modest Development Locations	Arborfield Garrison

Strategic Development Locations | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Strategic Development Location	Arborfield Garrison

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Preferred Waste Areas | Total count: 1

#	Site_Name	Land_Type	Class_Use
1	Hogwood Lane Business Area	No data	Suitable for B class Use

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant

			development due to the potential for such developments to pose an external hazard to sites.
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Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

CLH Oil Pipeline Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Oil Pipeline	CLH Pipeline System	Fisher German (CLHPipelinesystem@fishergerman.co.uk)

Bat Roost Habitat Suitability | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	QJ1066	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	QJ1067	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	QK1067	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0121000322302-res=11401&location=477179,164550%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Arborfield Cross and Barkham Settled and Farmed Clay

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Barkham & Arborfield Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Finchampstead CP	0 m