

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251828
Site Address:	Unit 2a, Bridge Retail Park, Finchampstead Road, Wokingham, RG40 2NU
Expiry Date:	25 September 2025
Site Visit Date:	See PA: 241602
Proposal: Application to vary condition 2 of planning consent 241602 for the proposed refurbishment to shop front. To include, new sliding entrance doors, an additional access door, new glazing and redecorated fascia panel. New HVAC installed to the rear of the property, including associated works. Condition 2 refers to the approved details, and the variation is for the reconfiguration of louvres and a delivery door. (Retrospective)	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposal
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking TB16 – Development for Town Centre Uses TB17 – Local Centres and Neighbourhood and Village Shops TB21 – Landscape Character
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings

Local Plan Update (LPU)	CE2 – Environmental standards for non-residential development DH1 – Place making and quality design DH2 – Safeguarding amenity HC8 – Noise pollution
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY		
Application No.	Description	Decision & Date
251290	Application for non-material amendment to planning consent 241602 to reconfigure louvres and install an additional door.	Refused 01/07/2025
242948	Application for submission of details to comply with the following condition of planning consent 232752 dated 10/05/2024. Condition 3 relates to a parking management strategy.	Approved 20/12/2024
241767	Application for non-material amendment to planning consent 232752 to allow changes of the wording of conditions 4, 5 and 6.	Approved 05/09/2024
241604	Application for advertisement consent for the installation of a wall mounted banner and signage within existing retail park totem.	Approved 16/8/2024
241602	Full application for proposed refurbishment to shop front. To include, new sliding entrance doors, an additional access door, new glazing and redecorated fascia panel. New HVAC installed to the rear of the property, including associated works.	Approved 29/08/2024
241603	Application for advertisement consent for the installation of 1 no. white McDonald's letterset and 2 no. yellow Golden Arches.	Approved 27/8/2024
232752	Full application for the proposed change of use from a Non-Food Bulky Goods Retail Unit to a non-Food Bulky Goods Retail Unit and/or mixed restaurant (Class E (b) and takeaway use (Sui Generis).	Approved 10/05/2024
223481	Application for a certificate of lawfulness for the proposed change of use from retail to gym.	Approved 03/02/2022
990047	Proposed variation to condition 10 of consent 97/65027/F to allow sale of bulky goods, wines, beers, spirits and ancillary products.	Approved 18/01/1999
98/68/308/F	Proposed Erection Of 2 Non - Food Bulky Goods Retail Units And 84 Parking Spaces With Landscaping (Amendment to approval 97/65027/f).	Approved 08/07/1999

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No comments received.
WBC Highways – No objections.
WBC CIL – No comments received.

External

None consulted.

REPRESENTATIONS

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

APPRAISAL

Site Description and Proposed Development

This application seeks to vary Condition 2 of planning consent 241602 to allow the repositioning of the approved delivery door from the north elevation to the west elevation, along with the reconfiguration of the louvres on the north elevation.

It should be noted that this proposal is identical to a recently submitted Section 96A application under ref: 251290, which was refused. The refusal was on the basis that relocating the approved delivery door from the north elevation to the west side could impact neighbouring residents along Oakey Drive and would prevent them from commenting on the amended delivery arrangements, thereby giving rise to material consequences beyond the scope of a non-material amendment.

Accordingly, this Section 73 application has been submitted with identical plans to allow the proposed changes to be formally considered through the appropriate planning process, ensuring that any potential impacts on neighbouring residents are properly assessed and that consultation is carried out in accordance with planning requirements.

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.

Character of the Area:

The repositioning of the approved delivery door from the north elevation to the west elevation, along with the reconfiguration of the louvres on the north elevation are minor amendments that would not be perceivable from the public therefore would not adversely impact the character of the area.

Neighbouring Amenity:

In accordance with statutory guidelines, neighbouring properties along Oakey Drive to the north-west of the application site were consulted on the proposal between 31/07/2025 and 21/08/2025. No representations were received.

The proposed delivery door would be positioned on the far rear western side elevation, close to the location of the previously approved door on the north-western rear corner. While the new door would face towards Oakey Drive, it would maintain an approximate 21.5 metre separation distance from the side wall of the nearest dwelling at No. 78 and would be further screened by existing vegetation along the north-western boundary.

Access to the door would remain available via two pathways running along the north-western and eastern side of the main building. Given its position close to the approved delivery door, separation, and screening, it is not considered that the relocation of the door would give rise to an unacceptable level of noise or disturbance to neighbouring residential amenities.

Accordingly, the proposal is considered acceptable in terms of neighbour impact.

Highway Access and Parking Provision:

The proposed works would not alter the existing site access arrangements or affect the number of on-site parking spaces. As such, the council's Highways Officer has raised no objections to the proposed 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.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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.

RECOMMENDATION	
Recommendation:	Approval
Date:	16 September 2025
Earliest date for decision:	21 August 2025

Recommendation agreed by: (Authorised Officer)	MC
Date:	25.09.25

PLANNING CONSTRAINTS/STATUS

- Scale and Location of Development Proposals