

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 December 2025

Application Number: 252317

Location: 57-59 Unit 3, Crockhamwell Road, Woodley, Wokingham, RG5 3SZ

Proposal: Full application for proposed change of use from Office (Class E) to Hot Food Take Away (Sui Generis).

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 titled/numbered (Layout Plans), (Elevations), (Sections), (NMSITE01) & (NMLOCATION01 B), received by the local planning authority on 27/09/2025, 22/10/2025 & 27/10/2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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. No development shall commence until a detailed specification and design for a ventilation, extraction and odour-control system to serve the kitchen operations has been submitted to and approved in writing by the Local Planning Authority. The details shall include, but not be limited to: manufacturer's specifications, layout and position of equipment, acoustic performance data, filtration media, duct routing, outlet location and maintenance access arrangements. The approved system shall be installed in full accordance with those approved details, be operational before first use, and maintained in perpetuity.

Reason: To safeguard residential and neighbouring amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

4. No development shall commence until a comprehensive Odour and Noise Mitigation Scheme has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include full details of the measures to be

implemented to prevent adverse impacts on the amenity of nearby occupiers. The approved mitigation measures shall be fully installed prior to the first use of the development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To safeguard residential and neighbouring amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. Control of plant/ machinery noise

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 at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

6. Hours of use

The use hereby permitted shall not operate other than between the hours of 08:00 and 23:00 Mondays to Saturday, and 09:00 and 23:00 Sundays and Bank Holidays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. 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.

4. The applicant is reminded that any new signage on the building will require the benefit of advertisement consent.

HMM

Recommendation and conditions/reasons agreed:

Date: 12 December 2025

REMEMBER - The earliest date for a decision on this application is: **17 November 2025**