

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 28 November 2025

Application Number: 251187

Location: 281-283, Loddon Bridge Road, Reading, RG5 4BE

Proposal: Full application for the change of use of 283 Loddon Bridge Road to
a dental practice, to be used in conjunction with the existing dental practice at 281 Loddon Bridge Road. Including the addition of an open sided canopy link.

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 (Site Location Plan), (04 RevC), (SP 640/02), (SP 640/05), received by the local planning authority on 19/05/2025 & 30/09/2025. 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. External materials - Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Parking Management Strategy - Prior to the occupation of the development hereby permitted, a Parking Management Strategy (PMS) shall be submitted to and approved in writing by the local planning authority. The PMS shall include details of the management of all parking spaces and monitoring of all parking including local residential streets. 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, CP13 and CP21 and MDDLDP policies CC07 and TB20.

5. Travel Plan - Prior to occupation of the development hereby permitted, a final Travel Plan shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall include a programme of implementation and other proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The Travel Plan shall be fully implemented, maintained, and reviewed as so approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 and Core Strategy policy CP6.

6. Hours of use - The use hereby permitted shall not operate other than between the hours of 08:30 to 18:30 Mondays to Fridays, between 08:30 and 13:00 on Saturdays, and shall not operate at all on Sundays or Bank or National Holidays.

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

7. Construction method statement - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

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. 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.

3. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

4. The requisite Travel plan would need to comply with the latest national and local guidance: a) NPPF Section 9 (Sustainable Transport), b) The Essential Guide to Travel Planning (DfT, March 2008), c) Delivering Travel Plans Through the Planning Process (DfT, April 2009), d) A Guide on Travel Plans for Developers (DfT) e) Making

Residential Travel Plans Work (DfT, June 2007) All accessible at

gov.uk. Additionally: a) WBC Transport Plan 3 and Active Travel Plan 2011 – 2026, b) WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance. All accessible at Wokingham.gov.uk

Recommendation and conditions/reasons agreed:



Date: 27/11/25

REMEMBER - The earliest date for a decision on this application is: **21 July 2025**