

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251897
Site Address:	35 Unit 13 Falcon Business Park, Ivanhoe Road, Finchampstead, Wokingham, RG40 4QQ
Expiry Date:	4 February 2026
Site Visit Date:	8 October 2025
Proposal: Full application for change of use from B2 to E(d).	

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 CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC07 – Parking TB11 – Core Employment Areas TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements CE2 – Environmental standards for non-residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C5 – Parking and electric vehicle charging DH1 – Place making and quality design
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 objection subject to conditions
WBC Drainage – No objection
WBC Highways – No objection subject to conditions

WBC Landscape and Trees – No objection
WBC Ecology – No objection
WBC Waste Services – No comments received
WBC Cleaner and Greener – No comments received

External

Natural England – No comments received
Thames Water Utilities Ltd – No comments received
South East Water – No comments received

REPRESENTATIONS

Parish/Town Council	No objection
Ward Member(s)	No comments received
Neighbours	During the initial consultation period, 14 comments were received in support of the application. Alongside the comments in support, 2 comments were received voicing concerns and objections, these were on the following grounds: • Parking – spaces on site are allocated, if numbers of customers attending exceeds this it could lead to issues. The 4 allocated spaces are currently overused, and parking on the approach road is unavailable. <i>Officer comments: This is addressed within the 'Highway Access and Parking Provision' section of the main report below.</i> • Noise – the building has no insulation, and any music being played or equipment being used could result in excess noise for neighbouring units. <i>Officer comments: This is addressed within the 'Neighbouring Amenity' section of the main report below.</i> No comments were received during the second consultation period in respect of the revised site plan identifying the proposed car parking spaces available.

APPRAISAL

Description of Development:

This application seeks permission to change the use of the unit from B2 (General Industrial) to E(d) for the provision of a personal training studio.

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 proposed change of use from B2 to E(d) does not include any physical alterations to the unit. Therefore, the proposal poses no harm to the character of the area.

Neighbouring Amenity:

The proposed change of use does not include any physical alterations to the unit, and therefore there are no concerns on neighbouring amenity grounds relating to overlooking, overbearing or loss of light.

The Council's Environmental Health Officer was consulted on this application. In order to ensure that the change of use does not result in unacceptable levels of noise and disturbance to neighbouring units, they have recommended a condition requiring a noise mitigation scheme, and another condition requiring noise not to exceed background sound levels. Conditions relating to hours of operation, delivery and servicing hours are also recommended. Accordingly, in the interests of neighbouring amenity, these conditions are attached.

Highway Access and Parking Provision:

A revised site plan, a parking agreement and a parking management plan have been submitted as part of this application to address the initial comments from the Council's Highways Officer dated 08/09/2025.

Following receipt and review of the further information, the Council's Highways Officer is satisfied that the parking provision will be acceptable subject to conditions. One condition requires that the submitted parking management strategy is implemented and as approved and remains in place for the lifetime of the development, and the other is to limit site capacity. The conditions will ensure that there is adequate parking available for the use of the site and that any overspill will not impact upon neighbouring units. Accordingly, the conditions are recommended.

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:	Not required
Recommendation:	Approve
Date:	3 February 2026
Earliest date for decision:	4 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	03/02/26

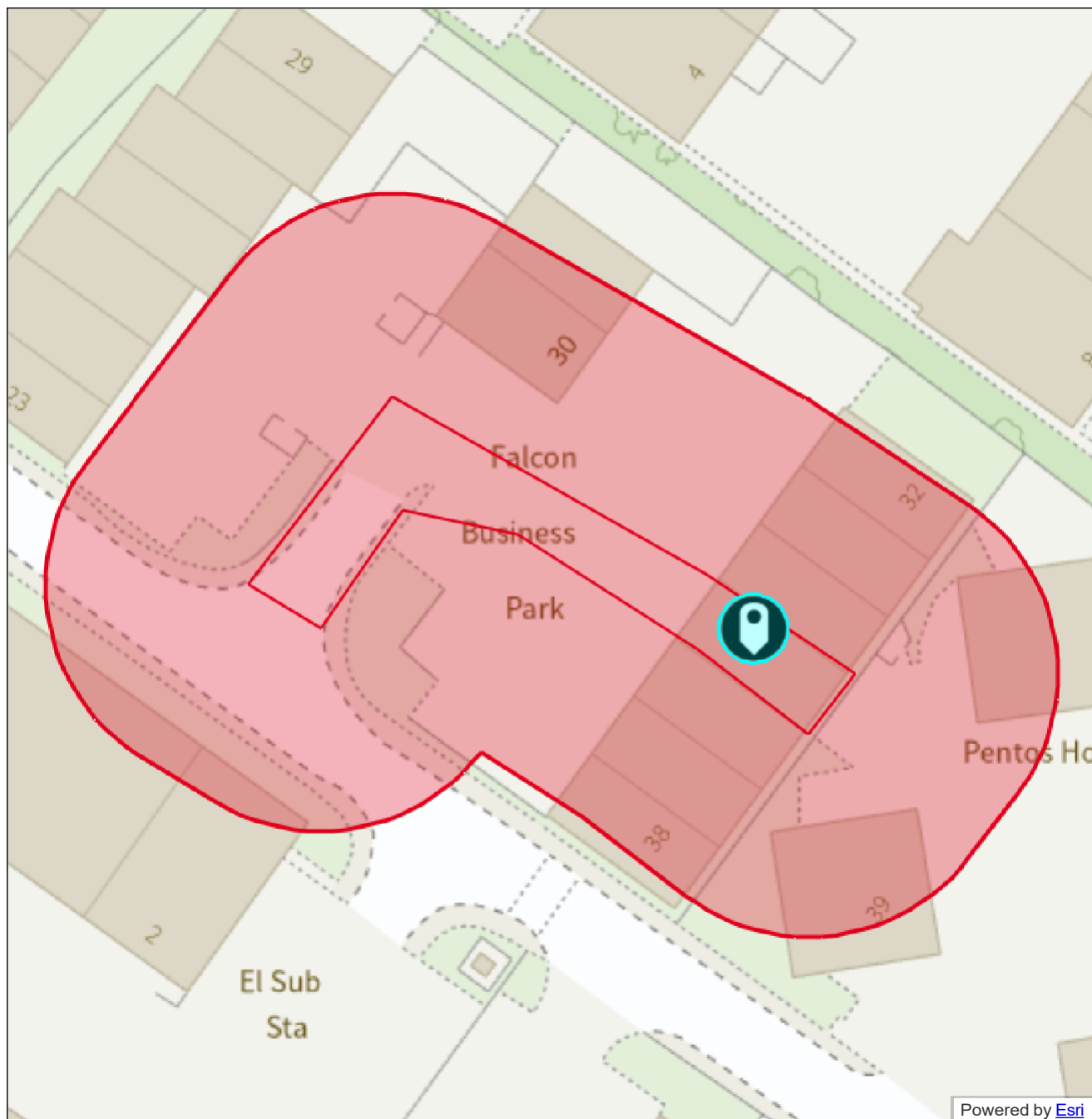
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 4,772.39 m²

Date: Thu Aug 07 2025 11:56:41 GMT+0100 (British Summer Time)



No legend

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	<i>No data</i>	Suitable for B class Use

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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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

Risk of Flooding from Surface Water | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 6

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	QO1067	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	QO1068	Ecology Officer, Green Infrastructure Team

3	Bat survey required for planning applications that involve roof modification or demolition.	QP1067	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	QQ1067	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	QQ1068	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	QR1068	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-es=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	Closest Approximate Distance
1	Barkham & Arborfield Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Finchampstead CP	0 m