

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 July 2026

Application Number: 260556

Location: 424-426 Reading Road, Winnersh, RG41 5EP

Proposal: Full application for the proposed erection of a three storey mixed use building comprising 6 no. flats and 2 no. ground floor commercial units (a restaurant and a takeaway) with associated parking and landscaping, following demolition of the existing building.

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/titled:

- RR-PE-002 - Proposed Materials (received 05/03/2026)
- Construction Method Statement [Motion, 15th January 2026] (received 05/03/2026)
- Tree Protection Plan Rev.A [GHA Trees] (received 05/03/2026)
- 20-J3330-106 Rev.A - Proposed Cycle Store (received 05/03/2026)
- L90-300 Revision B - Detailed Planting Plan (received 05/03/2026)
- 20-J3330-105 Revision B - Site Sections (received 05/03/2026)
- Arboricultural Method Statement [GHA Trees, 16th February 2026, ref: GHA/MS/777160:26] (received 05/03/2026)
- Biodiversity Net Gain Assessment [Darwin Ecology, February 2026] (received 05/03/2026)
- Statutory Biodiversity Metric (received 05/03/2026)
- Surface Water Drainage Strategy 4106-RG41-Wokingham-06 [Aegaea, 14th May 2026] (received 20/05/2026)
- DR-01 Revision A03 - Proposed Drainage Strategy (received 16/06/2026)
- Surface Water Drainage Maintenance Schedule (received 16/06/2026)
- 20-J3330-101 Rev.A - Proposed Site Layout (received 09/07/2026)
- 20-J3330-102 - Proposed Floor Plans (received 09/07/2026)

- 20-J3330-103 - Proposed Elevations (received 09/07/2026)

The development shall be carried out in accordance with the approved details.

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

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified on the approved plans 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 first occupation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces (residential and business). It shall also indicate how spaces are to be clearly marked/allocated for their respective users.

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. Parking to be provided

The development shall not be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. Cycle parking to be provided

No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawings. The cycle parking and storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. Protection of trees

a) No development or other operation shall commence on site except in complete accordance with the Arboricultural Method Statement [GHA Trees, 16th February 2026, ref: GHA/MS/777160:26] (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8. Odour Control

The development shall not be occupied until odour measures have been implemented, in accordance with a scheme of works to minimise the emission of cooking odours that has been submitted to and approved in writing by the Local Planning Authority. The odour mitigation measures shall be maintained and retained thereafter in accordance with the approved scheme.

Reason: In the interests of the amenities of neighbouring residents and residents of the proposed development.

9. Obscure glazing

All windows at first floor level or above in the side (north west and south east) elevations of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows shall be non opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

10. Opening Hours

The restaurant and takeaways shall not operate or permit customers in the premises other than within the following hours:

[11:00 until 23:00] on Monday – Sunday

Apart from on Saturdays, when the hours shall be:

[11:00] on Saturday until [01:00] on Sunday morning.

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

11. Hours of Construction Work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

12. Great Crested Newt Mitigation Compliance

All works shall be carried out in strict accordance with the recommendations of the GCN statement Further Information Regarding Great Crested Newt at 424-426 Reading Road, Winnersh, Wokingham, RG41 5EP, Darwin Ecology, January 2026.

Reason: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15, Circular 06/2005.

13. Restriction of change of use

The ground floor development hereby approved shall be used as hot food takeaway and restaurant only and for no other purpose, including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order [with or without modification].

Reason: In granting this permission the local planning authority has had regard to the special circumstances of this case, being the impacts of a hot food takeaway and restaurant on the amenity of neighbouring residential properties, and wishes to have the opportunity of exercising control over any subsequent alternative use in the interests of the amenities of the area. Relevant policy: Core Strategy policies CP1 & CP3 [and Managing Development Delivery Local Plan policy TB1.

Informatives

1. As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to

have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition).

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

3. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is wholly within a red risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Red zones contain suitable habitat and most important areas for Great Crested Newts. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

4. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to highway safety and drainage.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:



Date: 13 July 2026

REMEMBER - The earliest date for a decision on this application is: **26 March 2026**