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24 FEB 2026

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Wokingham Borough Council,
Planning Services,
PO Box 157,
Civic Offices,
Shute End,
Wokingham,
RG40 1WR

17th. February 2026

Dear Sirs,

Re: 95b, Bean Oak Road, Wokingham

I attach for your attention my client's planning application for change of use for the above property from Café with take-away to Take-away with café, to reflect the current use, which is predominately take-away at the present time.

There is a proposed change in the opening hours for the whole of the premises to allow for the café part of the property to be used for the service of breakfasts from the morning through the day.

There are no proposed changes to the internal layout.

I look forward to hearing from you in due course,

Yours faithfully,



Ian R. Shanks