

Date: 25 June 2025
Application: 251188



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 251188

Applicant: Ms Krisztina Nemeth

Site Address: 398 Reading Road, Winnersh, Wokingham, RG41 5EP

Parish: Winnersh

Grid Reference: Easting - 478093, Northing - 170563

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the building to a café/restaurant/bar.

Case Officer: Claire Moore

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251188. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	251188
Address:	398 Reading Road, Winnersh, Wokingham, RG41 5EP.		
Proposal:	Full application for the proposed change of use of the building to a café/restaurant/bar.		
Type of Development:	Other Change of Use		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

General

The applicant proposes to change the uses of existing Café shop/Restaurant (Class E) to Sui Generis use for allowing the sale of alcohol and extension of operating hours. The existing access, parking and site area will be retained.

Traffic Impacts

In view of the site area to be 100m², the traffic generated from extended operating hours during the evening peak hours will unlikely have significant impact on the local highway network.

Parking Provisions

As the site will remain primarily food-led and alcohol as an ancillary offering, the existing site classification in WBC Car Parking Standards (Class A3) will remain valid. No additional demand for car parking is expected.

Conditions & Reasons (if required)

Date:	26/6/2025	Signed:	JP
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