

Date: 27 October 2025
Application: 252317



**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: 252317

Applicant: Mr M. K Bhatti

Site Address: 57-59 Unit 3, Crockhamwell Road, Woodley, Wokingham, RG5 3SZ

Parish: Wokingham Town

Grid Reference: Easting - 476108, Northing - 173112

Type of Development: Other Change of Use

Proposal: Full application for proposed change of use from Office to Hot Food Take Away, with option for eating in.

Case Officer: James Fuller

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 252317. 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 requested from the case officer.

Your observations are required in respect of this application by **17 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252317
Address:	57-59 Unit 3, Crockhamwell Road, Woodley, Wokingham, RG5 3SZ.		
Proposal:	Full application for proposed change of use from Office to Hot Food Take Away, with option for eating in.		
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 the existing office (Use Class E(c)) to a hot food takeaway with eat-in seating (Sui Generis). The exact areas of public floor spaces for takeaway and eat-in seating are not provided.

Parking

According to the WBC Car Parking Standards, the demand of parking for restaurant and takeaway development is subject to the proposed floorspace. Each parking space shall have minimum dimensions of 5.0m x 2.5m.

The applicant is expected to assess the net changes of parking demand of the existing and proposed uses to justify the sufficiency of the proposed parking.

	Use Class	Car Parking Allocation
Existing	B1 Business	For floor area <2500m ² , 1 space/25m ²
Proposed	A3 (eat-in)	1 space/5m ² public floor space
	A5 (takeaway)	1 space/3m ² public floor space

The applicant is required to clarify the parking arrangement of the site. If the applicant might intend to utilise any unallocated parking spaces at the wider site or the adjacent public carpark, parking survey data shall be provided to verify the existing parking utilisation.

If the proposed parking provisions would not be sufficient, less parking provision may be acceptable on a case-by-case basis due to site sustainability.

Traffic Impacts

The trip rates of A3 and A5 are comparable to non-food retails during the PM peak and are lower during the AM peak. No adverse impact on the wider highway network is expected.

Cycle Provisions

It is expected that cycle provisions to be provided in accordance with the WBC Parking Standards.

Conditions & Reasons (if required)

Date:	3/11/2025	Signed:	JP
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