

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 25 September 2025

Application Number: 251828

Location: Unit 2a, Bridge Retail Park, Finchampstead Road, Wokingham, RG40 2NU

Proposal: Application to vary condition 2 of planning consent 241602 for the proposed refurbishment to shop front. To include, new sliding entrance doors, an additional access door, new glazing and redecorated fascia panel. New HVAC installed to the rear of the property, including associated works. Condition 2 refers to the approved details, and the variation is for the reconfiguration of louvres and a delivery door. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

Approved details - This permission is in respect of the submitted application plans and drawings numbered 8671-SA-2256-AL01 E, 8671- SA-2256-P006 F and 8671-SA-2256-P005 B received by the local planning authority on 30/07/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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.

Condition 1 now reads:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of permission ref: 241602.

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).

Condition 4 now reads:

4. The development hereby permitted shall be carried out in accordance with the acoustic mitigation measures in Sections 8 and 9 of the Plant Noise Assessment

Report (acoustic associates sw ltd, Project Ref: 7901 Rev: 0 Date: 20th August 2024). The mitigation measures shall thereafter, at all times, be retained.

Reason: To protect the occupiers of the nearby dwellings from unreasonable noise levels and to ensure satisfactory noise attenuation measures are installed. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

All other conditions of planning permission 241602 apply to this planning permission, viz:

1. See above
2. See above.
4. See above.

3. External materials - Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those used in the existing building, 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.

5. The rating level of noise emitted by all fixed plants on the application premises shall not exceed 41 dB(A) between 07:00 and 23:00 hours and 32 dB(A) between 23:00 and 07:00 hours. The noise levels shall be determined by measurement or calculation in connection with a noise sensitive premises. The measurements and assessment shall be made according to BS4142:2014+A1:2019.

Reason: To protect the occupiers of the nearby dwellings from unreasonable noise levels. Relevant policies: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Recommendation and conditions/reasons agreed: *MC*

Date: 24.09.2025

REMEMBER - The earliest date for a decision on this application is: **21 August 2025**