

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261136
Site Address:	An Motorsport Ltd, Unit 2, Parkside Business Park, Woodley, RG5 4JB
Expiry Date:	9 July 2026
Site Visit Date:	26 May 2026
Proposal: Full application for the proposed single storey side extension, to create infill between unit 2 and unit 6 plus associated parking.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP13 – Town Centres and Shopping CP15 – Employment Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC06 – Noise CC07 – Parking TB11 – Core Employment Areas TB12 – Employment Skills Plan TB15 – Major Town, and Small Town/District Centre development TB16 – Development for Town Centre Uses TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Woodley Design Statement

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No comments
WBC CIL – No comments
WBC Ecology – No comments
WBC Green Infrastructure – Request further information

External

None

REPRESENTATIONS	
-----------------	--

Woodley Town Council	The observations of Woodley Town Council on this planning application were requested by 9 June 2026, however, the Town Council's Planning & Community Committee were not able to consider the application until their meeting on 16th June 2026. The Town Council stated that the comments of the committee will be submitted by 18th June 2026 at the latest, however, this has not been adhered to.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

The application site relates to Unit 2 at Parkside Business Park, Woodley. The area subject to the proposed development comprises an area of hardstanding located between Units 2 and 6. To the rear of this space is a disused single-storey plant room, which also forms part of the application site.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The application seeks full planning permission for a single-storey infill extension to Unit 2 at Parkside Business Park, Woodley, subsequently forming a connection between Unit 2 and the adjacent Unit 6 (although not to be associated with Unit 6). As shown on the submitted plans, the proposal would infill an existing gap within the established built form of the business park to provide additional internal floorspace. The adjacent plant room would be remodelled and incorporated into the extension, also forming additional floor space for the business operating from Unit 2 (An Motorsport Ltd).

The site is located within an established employment area characterised by a series of commercial units arranged within a typical business park setting. The existing plans and associated site visit confirm that the area to be developed currently comprises disused plant rooms and a redundant yard area which does not provide any meaningful space.

In land use terms, the proposal would not introduce a new or incompatible use, but instead increases the floor space and provides a more efficient use of an existing employment unit. The creation of an infill extension between existing buildings is considered to be a logical and sustainable form of development, making effective use of previously developed land and utilising underused space within the site.

Further to the above, the additional space would benefit the local business that occupies Unit 2, with the business having expanded to the point whereby the existing premises is too small. The development would therefore comply with Core Strategy Policy CP15, which supports the retention and appropriate intensification of employment uses within established employment areas, particularly where development helps to sustain local businesses and contributes to the local economy.

Overall, given that the proposal would utilise vacant and underused land within an established employment setting, without altering the overarching use of the site, the development is considered acceptable in principle.

Character of the Area: In addition to being underutilised in a functional sense, the gap between Unit 2 and Unit 6 also currently makes a limited contribution to the character and appearance of the wider business park. While spaces between buildings can, in some instances, provide valuable visual relief within more densely developed environments, this is typically where such spaces are purposeful and positively designed. In this case, the gap to be infilled does not contribute meaningfully to the visual quality of the site.

The proposed infill extension, by virtue of its location between two existing units, would be largely contained within the established built form. Consequently, it would not result in any significant or harmful visual impact when viewed from within the business park, nor would it be readily perceptible in wider views.

The extension, alongside the remodelling of the existing plant room, would utilise materials consistent with those of the host building. This approach would ensure that the development integrates effectively with the existing built form and maintains a cohesive and functional appearance across the site.

Overall, the proposal is considered to preserve the character and appearance of the business park and would comply with Policies CP1 and CP3 of the Core Strategy.

Neighbouring Amenity: Although the extension would adjoin the neighbouring Unit 6, it would not give rise to any adverse impacts that would affect the operation or functionality of the adjacent unit. As such, no objections are raised in this regard.

Green Infrastructure: The Council's Green Infrastructure team has requested confirmation that access through Woodford Park would not be required to facilitate construction of the proposed extension. Given that the external works to the existing plant room are limited in scope, it is not anticipated that construction access via the adjacent park would be necessary. On this basis, the proposal is not considered to give rise to concerns in relation to impacts on Woodford Park.

Conclusion: For all the above, the proposal is acceptable and the application is recommended for approval.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development.

Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	18 June 2026
Earliest date for decision:	17 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	19.06.2026

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Woodley*
- *Woodley Town Centre*