

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 August 2025

Application Number: 251188

Location: 398 Reading Road, Winnersh, Wokingham, RG41 5EP

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

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered/labelled Location Plan (Buy A Plan), Site Plan (Buy A Plan), Floor Plan (hand drawn) and Planning Statement received by the local planning authority on 11/06/2025, 16/06/2025 and 17/06/2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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.

3. The café/restaurant/bar service hereby permitted, shall not operate for customers other than between the hours of Monday to Friday 07:00-23:00, Saturday and Sunday 08:00-23:00. All activity on site must cease each day by 23:30. Seasonal Variations: December Christmas pre-booked Christmas parties till 00:00 midnight, all activity on site must cease by 00:30.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Informatives

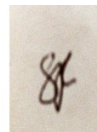
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- Revised plans submitted following request.
- Parking plan submitted following request.
- Clarification of proposed hours of operation.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

A small, square, light-colored stamp or mark containing a handwritten signature in dark ink.

Recommendation and conditions/reasons agreed:

Date: 29.7.25

REMEMBER - The earliest date for a decision on this application is: **16 July 2025**