

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260275
Site Address:	Nigra Building, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2QY
Expiry Date:	3 March 2026
Proposal: Application for non-material amendment to planning consent 242136 for the provision of additional photovoltaic panels to the roof, alternative panelling system to the external elevations, changes to type of hard surface for footpath and relocation of substation and associated changes to the parking configuration.	

PLANNING HISTORY

Application No.	Description	Decision & Date
240575	Full application for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g)(ii), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping.	Approved 25/06/2024
242136	Application to vary condition 2 of planning consent 240575 for the proposed demolition of the existing building and the erection of 1 no. building for employment purposes (Use Classes E(g), (iii), B2 and B8) with new vehicular access and associated infrastructure works including service yard, car parking, boundary treatments and landscaping. Condition 2 refers to the approved plans, and the variation is to make amendments to the proposed siting of the substation, outdoor seating area, boundary treatments, access door to north elevations, bin storage area, cycle parking area, car park spaces and entrance access gates.	Approved 06/01/2025
242398	Application for submission of details to comply with the following conditions of planning consent 240575 dated 25/06/2024. Condition 5 relates to an Arboricultural Method Statement; 8 to a Construction Method Statement; 12 to an exceedance flow routing plan, and 24 to an Employment Skills Plan.	Split Decision 27/02/2025
251658	Application for submission of details to comply with the following condition of planning consent (242136) dated 21/08/2024. Condition 5 relates	Approved 17/10/2025

	to Arboriculture, 11 to Lighting, 12 to Drainage, 15 to Highway Safety & Convenience, 24 to Employment Skills and 26 to Acoustics.	
251336	Application for submission of details to comply with the following condition of planning consent 242136 dated 06.01.2025. Condition 8 relates to Construction Method Statement.	Approved 11/08/2025
252330	Application for submission of details to comply with the following condition of planning approval 242136 dated 06.01.2025. Condition 4 relates to hard and soft landscape.	Approved 27/10/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

Additional Photovoltaic Panels on the Roof

The provision of additional PV panels on the building's roof is not considered to be materially impactful in terms of visual impact, neighbouring amenities or highway safety. The additional panels would also assist in contributing to the renewable energy generation of the building which is welcomed.

Alternative Panelling (External Materials) for the External Elevations

The replacement panelling for the external elevations would be largely similar in appearance and colour. This change is not considered to be materially impactful on the building's visual appearance, and the acoustic properties of the new panelling system remains compliant with the sound reduction requirements secured via condition 26 of consents 240575 and 242136.

Changes to the hard surfacing

The north-eastern footpath is now proposed to be laid as a standard concrete surfacing with a brushed finish, compared to the concrete block paving originally approved.

It is not considered that this change is materially impactful in terms of its visual appearance, nor does it result in any material surface water flooding concerns due to the extremely low risk of flooding in the area.

Relocation of substation

The substation has been relocated to the south-western corner of the site's service yard. Visually the relocation has no material impact and increases the provision of soft landscaping on site. The substation would also be adequately distanced from the trees on the site's north-western frontage, raising no further material arboricultural concerns.

Changes to parking layout

Additional parking spaces are now proposed to the south of the service yard, and adjacent to the 4no. parking spaces originally approved under consents 240575/242136. These spaces maintain adequate separation distances from the

HGV turning circle and allow sufficient space to enter and exit the site. Visually, their inclusion is also not materially impactful.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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

Recommendation:	Approve – the change is non-material.
Date:	18 February 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	18 February 2026