

Date: 27 October 2025
Application: 252317



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

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:	NT		
Service	WBC Drainage	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:	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

The Lead Local Flood Authority (LLFA) has reviewed the above application and the information submitted. The proposal seeks to change the use of an existing commercial premises from office use to a hot food takeaway with potential for on-site consumption. No new buildings or significant external works are proposed as part of this application.

Flood Risk Context

- The site lies within Flood Zone 1 (low probability of fluvial flooding) based on the Environment Agency's Flood Map for Planning.
- The site is not within a Critical Drainage Area and is at low risk of surface water flooding.
- The development is located within a fully built-up area with existing surface water drainage infrastructure in place.

LLFA have no objection.

Conditions & Reasons (if required)

Date:	31/10/2025	Signed:	NT
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