

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	251290
Site Address:	Bridge Retail Park, Unit 2a, Finchampstead Road, Wokingham, Wokingham, RG40 2NU
Expiry Date:	30 June 2025
Proposal: Application for non-material amendment to planning consent 241602 to reconfigure louvres and install an additional door.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242948	Application for submission of details to comply with the following condition of planning consent 232752 dated 10/05/2024. Condition 3 relates to a parking management strategy.	Approved, 20/12/2024
241767	Application for non-material amendment to planning consent 232752 to allow changes of the wording of conditions 4, 5 and 6.	Approved, 05/09/2024
241604	Application for advertisement consent for the installation of a wall mounted banner and signage within existing retail park totem.	Approved 16/8/2024
241603	Application for advertisement consent for the installation of 1 no. white McDonald's letterset and 2 no. yellow Golden Arches.	Approved 27/8/2024
232752	Full application for the proposed change of use from a Non-Food Bulky Goods Retail Unit to a non-Food Bulky Goods Retail Unit and/or mixed restaurant (Class E (b) and takeaway use (Sui Generis).	Approved 10/05/2024
223481	Application for a certificate of lawfulness for the proposed change of use from retail to gym.	Approved 03/02/2022
990047	Proposed variation to condition 10 of consent 97/65027/F to allow sale of bulky goods, wines, beers, spirits and ancillary products.	Approved 18/01/1999
98/68/308/F	Proposed Erection Of 2 Non - Food Bulky Goods Retail Units And 84 Parking Spaces With Landscaping (Amendment to approval 97/65027/f).	Approved 08/07/1999

APPRAISAL

Is the proposed change non-material?

Yes	☐
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No	☒
This application seeks non-material amendments to planning consent 241602 for the following: -The installation of a west side delivery door and the reconfiguration of louvres across the north side elevation. In the context of the original scheme, the proposed reconfiguration of louvres across the north side elevation are non-material minor amendments and would not ultimately change the scope of the permission or create a materially different impact. The other proposed alteration involves the insertion of a side door on the west elevation. This would be a delivery door and would replace the permitted delivery door on the north elevation. Whilst this alteration would be non-material to the overall appearance of the building, it would result in the delivery entrance moving so that it is opposite the properties in Oakey Drive. This could affect the impact of deliveries to neighbouring residents and prejudice those residents from commenting the amended delivery arrangement and orientation. Overall, this aspect of the application would have material consequences from the permitted application. 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:	30 June 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	30.06.2025