

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 February 2026

Application Number: 252312

Location: East Reading Retail Centre, Unit 5, Shepherds Hill, Woodley, Wokingham, RG6 1FE

Proposal: Full application for the proposed change of use of existing property to Dermatology Health Centre (Use Class E) plus erection of a single storey front extension.

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:

- 1594 A.01 (received 26/09/2025)
- 1594 A.02 (received 06/10/2025)
- 1594 A.03 (received 26/09/2025)
- 1594 A.04 (received 06/10/2025)
- 1594 A.05 (received 26/09/2025)
- 1594 A.06 (received 26/09/2025)
- 1594 A.07 (received 26/09/2025)

The development shall be carried out in accordance with the approved details.

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. External materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as specified on the approved plans/application form unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

*Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.*

4. Hours of use

The use hereby permitted shall not operate other than between the hours of:

- Monday to Friday - 07:00AM - 22:00PM
- Saturdays - 08:00AM - 17:00PM
- Sundays and Bank/National Holidays - 11:00AM - 16:00PM

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

Informatives

1. The applicant is reminded that there is a likelihood that underground utility lines are located underneath the footprint of the consented extension. Prior to construction, tests to understand the location of these utility lines must be carried out. In the event a utility line conflicts with the intended construction approach for the extension, it is likely that revisions to the design of the extension will be required. The applicant is advised to contact the Local Planning Authority should this occur.

2. 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.



Recommendation and conditions/reasons agreed:

Date: 5 February 2026

REMEMBER - The earliest date for a decision on this application is: **4 November 2025**