

18th May 2026



PLANNING STATEMENT

21 Wokingham Road, Reading

Proposed Development:

External alterations to ground floor Class E use(s), including additional window and doorways, alterations to existing windows and openings, new boundary treatments and removal of unauthorised works.

EXISTING SITE:

The application site comprises a Victorian building set over 2 floors, located on the corner of Wokingham Road and St Bartholomew's Road in east Reading. The property is currently Class E previously been used as a number of different restaurants most recently, with Colley's Supper Rooms established here for over 25 years.

The building is located in a prominent location with dual aspect on to Wokingham Road and St Bartholomew's Road. The building is constructed with patterned brickwork and pitched tiled roofs. Many original Victorian features remain including the ornate chimney stacks, patterned brickwork, windowsills and ornate brick arch over large side window.

In 1998 an addition was added to create additional kitchen area. The application site is not listed and not within a conservation area. This part of east Reading and adjacent to the application site is predominantly residential.

Palmer Park is set opposite and to the east, with established residences adjacent and to the north, to the rear at the west and across the road to the south.

The currently unoccupied commercial space is on the ground floor towards the main entrance, with ancillary kitchens and storage set towards the rear of the building. There are occupied apartments on the first floor.

PLANNING HISTORY:

PL/90/0703 - Erection of a single storey extension for dining area and toilets for disabled - Application refused - 07/08/1990

PL/97/0047 - Demolition of storage building, single storey extension and ancillary alterations - Application permitted - 10/07/1998

PL/21/1282 – Proposed glass and metal frame canopy enclosure to front yard of existing restaurant. – Application refused 18/12/2024

PROPOSALS:

Over many years now, the applicant has been looking to let out the premises and has struggled to retain a successful occupancy. Many of the failed occupants which leased the property have made various alterations to the property some of which are external changes and have not been authorised by the council.

This application proposes external changes to the property to rectify the unauthorised works but to also begin to holistically work on the ground floor façade to enhance the character and appearance of the property at this stage.

The proposal includes the following external changes:

- Creating an internal bin store with access via new double (louvered timber) door opening.
- Removal of the two mono-pitched timber framed structures to the front of the building
- All ground floor aluminium windows to be changed to uPVC black openable windows. To complement the architectural style as well as their durability, energy efficiency and ease of maintenance.
- 3 no. new window openings to the single storey part of the building (replacing the 2 large windows to the South elevation). Sills to match existing. Red brick detailing to the front two windows to match existing.
- 1 new door opening to the single storey part of the building. Door to be black uPVC or composite with a traditional moulded design with traditional decorative glazing.
- Replacement door to arched opening on South elevation – all doors to match in style, material, colour and decorative glazing.
- Front entrance door (currently an unauthorised aluminium door with side panel – unauthorised and not in keeping with the property) – to be replaced with a central traditional style black door with side and transom lights. The signage to be removed above and the former arched brickwork to be cleaned, exposed and restored.
- The unauthorised bi-fold doors to be replaced with a black uPVC central door opening with fixed side windows and transom light above.
- General improvements / repairs / restoration to the brickwork, sills etc and any redundant signage, services etc to be removed.
- Introduction of landscaping and grassed areas to soften the property current hard exterior.
- Boundary treatment – copings to be fitted to the brick piers and black railings fitted between the piers. Railings to match Palmer Park.
- New openings formed and infills to existing boundary brick walls with semicircular copings for direct access to new openings.

Example of the sort / type of door replacement style in mind:

