

Date: 15 June 2026
Application: 261253



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 261253

Applicant: Mr Kevin Murray

Site Address: Flat, Woodford Park Leisure Centre, Haddon Drive, Woodley, Wokingham, RG5 4LY

Parish: Woodley

Grid Reference: Easting - 476214, Northing - 173667

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use from residential dwelling (Class C3) to leisure centre (Class E).

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 261253. 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 **6 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261253
Address:	Flat, Woodford Park Leisure Centre, Haddon Drive, Woodley, Wokingham, RG5 4LY.		
Proposal:	Full application for the proposed change of use from residential dwelling (Class C3) to leisure centre (Class E).		
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 proposal relates to the re-use of an existing flat located within an established leisure centre building. The supporting information confirms that the unit forms part of the wider complex and will be used for activities ancillary to the leisure centre, with no external alterations proposed.

Given the existing use of the surrounding building and site for leisure, sport and community activities, the proposed change is not considered to introduce any new or incompatible environmental impacts. The use would be consistent with the established character of the site and is unlikely to result in a material increase in noise, disturbance, or hours of activity beyond those already associated with the leisure centre.

The submitted plans indicate that the unit is physically integrated within the leisure facility, including proximity to sports and plant areas. On this basis, the change of use is unlikely to give rise to any new sensitive receptor issues, nor does it introduce external plant, extraction, or other sources of potential statutory nuisance.

There are no identified concerns in relation to contamination, air quality, or odour arising from the proposed use. In addition, as no external works or intensification of use have been identified, there are no anticipated impacts on neighbouring amenity.

On the basis of the information submitted, the proposal is acceptable in Environmental Health terms. Accordingly, no objection is raised.

Conditions & Reasons (if required)

n/a

Date:	19.06.2026	Signed:	<i>K.Pates</i>
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