

Date: 26 May 2026
Application: 261097



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 261097

Applicant: RCHC

Site Address: Reading Cricket & Hockey Club, Sonning Lane, Sonning, Reading, RG4 6ST

Parish: Sonning

Grid Reference: Easting - 475681, Northing - 174595

Type of Development: Other Change of Use

Proposal: Full Application for the proposed part change of use of the pavilion to provide use for gym and physiotherapy, including internal alterations, changes to fenestration and the conversion of the detached outbuilding to a 2- no. bedroom flat.

Case Officer: Marcus Hillman

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 261097. 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 **23 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261097
Address:	Reading Cricket & Hockey Club, Sonning Lane, Sonning, Reading, RG4 6ST.		
Proposal:	Full Application for the proposed part change of use of the pavilion to provide use for gym and physiotherapy, including internal alterations, changes to fenestration and the conversion of the detached outbuilding to a 2- no. bedroom flat.		
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

Environmental Health has reviewed the application for the proposed part change of use of the pavilion to gym and physiotherapy, internal alterations, changes to fenestration, and conversion of the detached outbuilding to a 2-bedroom flat.

The proposed uses are largely internal in nature and are located within an established sports and recreational site, which already accommodates periods of comparatively high activity associated with its existing use. The submitted information indicates that the additional activity generated by the gym and physiotherapy uses would be modest in scale relative to the existing use of the site and would not materially alter the overall character of activity at the premises.

No plant, extraction systems or other sources of noise, odour or emissions have been identified which would give rise to Environmental Health concerns. The development does not give rise to issues relating to contaminated land, air quality, or drainage.

With regard to the proposed residential unit, it is noted that this would be situated within an active sports club environment where noise and activity associated with the lawful use of the wider site are already established.

On this basis, Environmental Health raises no objection.

Conditions & Reasons (if required)			
n/a			
Date:	12.06.2026	Signed:	K.Pates