

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 May 2026

Application Number: 260652

Location: Eastheath House, Eastheath Avenue, Wokingham, RG41 2PR

Proposal: Full application for Temporary (3-year) planning permission for Change of Use of part of the existing buildings on site from E(g), B2 & B8 to Class E(d) Indoor Sport.

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 (A_PL_EX_001 RevP00), (A_PL_PR_010 RevP00), (A_PL_PR_100 RevP00), (A_PL_PR_300 RevP00), (A_PL_PR_101 RevP00), (A_PL_PR_102 RevP00), received by the local planning authority on 17/03/2026, 09/04/2026 & 12/04/2026. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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. Temporary use period - The use hereby permitted shall be discontinued and the building restored to its former condition on or before 21/05/2029 in accordance with a scheme of work that shall have first been submitted to and approved in writing by the local planning authority.

Reason: To allow the local planning authority an opportunity to assess the effect of the use hereby permitted on the of the surrounding properties, and as the application site is within a Core Employment Area where the loss of floorspace in B Use is discouraged. Relevant policy: Core Strategy policies CP1, CP3 and CP15.

4. Hours of use - The use hereby permitted shall not operate other than between the hours of 07:00 - 23:00.

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

5. Parking Management Strategy - Prior to the first occupation of the development hereby approved, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management and monitoring of all parking spaces. The PMS shall thereafter only be implemented as approved and remain in place for the lifetime of the development.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

6. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. Cycle parking details required - Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Informatives

1. 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.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Recommendation and conditions/reasons agreed:



Date: 21/05/26

REMEMBER - The earliest date for a decision on this application is: **26 April 2026**