

PLANNING REF : 251774
PROPERTY ADDRESS : The Lodge
: Pinewood Leisure Centre, Old Wokingham Road, Crowthorne, Wokingham, RG40 3AQ
SUBMITTED BY : Wokingham Without Parish Council
DATE SUBMITTED : 07/10/2025

COMMENTS:

Wokingham Without Parish Council object with the following reasons:

Outline application for the proposed erection of 2no. self-build dwellings with associated parking and access. (All matters reserved except for access, layout and scale).

Comment: The application appears to be invalid because the site has not been identified correctly.

The site is beside an ancient rural pathway, as such it should not be

developed, as decided by the 2018 planning appeal decision.

Site is labelled as 1A and 1B which is misleading because the land was

originally the back gardens of 5-7 Rowan Drive

Height of fence is too tall which is a topic for Wokingham Borough Council Enforcement.

Due to its location the proposal would have an urbanising impact on the semi rural character of the surrounding area.

Due to its location the development would result in inappropriate development of a former residential garden and therefore would cause harm to the character of the area

There is a presence of a large camper van on the site.

Planning enforcement should be asked to investigate that it is not being residentially occupied.