

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 September 2026

Application Number: 261097

Location: 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 with a single storey extension.

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 named RCHC 1.30 received by the local planning authority on 18th May 2026 and RCHC 1.40 Rev E, RCHC 1.41 Rev C, RCHC 1.50 Rev C and RCHC 1.60 Rev A received by the local planning authority on 26th May 2026 and Parking Plan received by the local planning authority on 25th August 2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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. External materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Visibility splay provision

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays of 2.4m x 43m. The land within the

visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

5. 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.

6. Construction method statement

The approved Construction Method Statement dated August 2026 shall be adhered to throughout the construction period.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

7. Residential Occupation

The residential accommodation hereby permitted shall be occupied only by a person solely or mainly employed in connection with the use, management and maintenance of Reading Cricket and Hockey Club Sports Ground and the dependants of such a person residing with them.

Reason: To prevent the creation of an unrestricted dwelling in the countryside where residential development would otherwise be contrary to Policy CP11 and to reflect the planning basis on which residential accommodation was originally justified.

8. Residential Accommodation

The residential accommodation hereby approved shall be used as ancillary accommodation to Reading Cricket and Hockey Club and the accommodation shall remain in use as a single dwellinghouse and not be used, sold or sub-let as a separate dwelling.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

9. Gymnasium and Physiotherapy Use

The gymnasium and physiotherapy facilities hereby approved shall only operate from the areas shown on the approved plans and shall not be used for any other purpose within Class E of the Town and Country Planning (Use Classes) Order (as amended) without the prior written permission of the Local Planning Authority.

Reason: To ensure the development remains compatible with the recreational function of the site and to safeguard the character of the countryside location.

10. Gymnasium and Physiotherapy Operational Plan

The gymnasium and physiotherapy facilities hereby permitted shall be operated at all times in accordance with the Gymnasium and Physiotherapy Operational Plan dated September 2026 as approved by the Local Planning Authority.

The measures and procedures contained within the approved Operational Plan shall be fully implemented prior to the first use of the gymnasium and physiotherapy facilities and shall thereafter be retained and complied with for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring occupiers and ensure the development operates at a scale compatible with its surroundings.

Recommendation and conditions/reasons agreed:



Date: 11/09/26

REMEMBER - The earliest date for a decision on this application is: **25 June 2026**