

Date: 26 May 2026
Application: 261097



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	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

The existing buildings are within flood zone 1 and we would have no objection to their change of use as represented by **proposed ground floor plan drawing 1.40 E dated 20/05/2026** and **proposed groundwater store proposed flat drawing 1.60 A dated 20/05/2026**.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	29/05/2026	Signed:	Boniface Ngu
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