

PLANNING REF : 251246
PROPERTY ADDRESS : Parish Office
: Swallowfield Street, Swallowfield, Reading
: RG7 1QX
SUBMITTED BY : Swallowfield Parish Council
DATE SUBMITTED : 11/06/2025

COMMENTS:

Swallowfield PC objects strongly to this proposal. The variation requested will effectively remove constraints on period of let.

Current condition: "...holiday purposes only and shall not be occupied for any more than 28 days per annum without the express written permission of the Local Planning Authority."

Proposed

condition: "The use of the site is limited to holiday or short let caravans/lodges and shall not be used, sold or sub-let as separate dwellings."

The proposed wording would remove time restriction from the site as it could be used for consecutive short lets and full time occupation. It would also change the use of the site from "holiday" to "holiday or short let" which is a significant change. Neither of these changes are acceptable under WBC policies as clearly set out in the decision on application 231960.

The proposed wording comes from the appeal against refusal of application 212133 (Pineridge Park, Nine Mile Ride, Wokingham). There were many factors in the appeal decision on this application which led to the success of the appeal, very few (if any) of which apply in this case.

It should also be noted that the appeal decisions APP/X0360/A/13/2195054 and APP/X036/C/14/2211242 at Fairlands made it very clear that the site should not be used for long term occupancy following the limited period allowed for specific reasons explained in those appeals. This also supports our opinion that the current application for variation should not be allowed.