



Wargrave Tennis Club
Recreation Ground
Wargrave, Berkshire, RG10 8BG
20th January 2026

Wargrave Tennis Club - Second Padel Court and Clubhouse Extension

Document 1 - Planning Statement

1. Introduction

This Planning Statement accompanies a full planning application by Wargrave Tennis Club (WTC) for development at the Recreation Ground, Recreation Road, Wargrave.

The application seeks permission for:

- the reconfiguration of the existing approved padel court;
- the installation of a second 'pop-up' padel court adjacent to it;
- a limited extension of existing hardstanding to accommodate the revised padel court layout;
- a single-storey pitched-roof extension to the north and south of the existing clubhouse to provide improved space and facilities for a membership that has grown by 68% in the last 4 years.

The proposals represent a proportionate and carefully managed enhancement of an established community sports facility, responding directly to significant and evidence-based growth in participation.

The site is owned by Wargrave Parish Council, who are also the Club's landlord. The Parish Council has considered our original proposals in detail and has confirmed its support in principle in December 2025, with full support subject to approval of our final plans.

2. Site Context and Planning History

The application site forms part of the Recreation Ground at Recreation Road, Wargrave, which provides a range of outdoor sports and recreational facilities for the local community.

Wargrave Tennis Club currently operates:

- seven tennis courts (including two that offer shared use for pickleball);
- one padel court approved and installed in 2025;
- a third "stand alone" pickleball court adjacent to the current padel court;
- a relatively small single-storey pitched-roof clubhouse that was rebuilt following a fire in 2008.

Planning permission was granted on the 24th March 2025 for the existing padel court (planning application 250276), which has since become an established and well-used facility. The current application builds directly upon that consent and does not introduce a new or unrelated form of development.

3. Description of the Development

3.1 Reconfiguration and Provision of Padel Courts

The proposals include a coordinated reconfiguration of the existing approved padel court together with the installation of a second padel court.

The existing padel court will be rotated by 90 degrees from its current north–south orientation to run on an east–west alignment. This reorientation, together with the inclusion of a narrow additional strip of land agreed by Wargrave Parish Council as landowner, enables two padel courts to be provided side-by-side, both aligned east–west.

The revised arrangement allows two padel courts and an adjacent pickleball court to be accommodated within the footprint of a former tennis court, together with the additional land strip. This represents an efficient and compact use of existing hardstanding and recreational land.

Importantly, the reconfiguration ensures that there is no net loss of tennis provision. The site will continue to provide a total of seven tennis courts, including two courts that remain available for public use.

Both padel courts will be ‘pop-up’ in nature, installed without permanent foundations, with integrated floodlighting identical in design, height and hours of operation to the lighting approved for the existing padel court in 2025.

3.2 Clubhouse Extensions

The proposals include two single-storey pitched-roof extensions to the north and south of the existing clubhouse in a style and design in line with the current clubhouse.

- The northern extension (closest to the main entrance gate) provides more space to support coaching and junior tennis activities, e.g. a reception area for junior tournaments, holiday camps etc.
- The southern extension primarily serves as additional social space for the growing adult membership, especially when the club is also busy with junior tennis.
- Internal reconfiguration of the existing clubhouse to provide improved storage and a small changing facility.
- Wooden decking to create a single level throughout the clubhouse area (including viewing areas) and to enhance access onto the courts.
- An overall improvement in circulation, accessibility and the functional separation between adult social areas and junior/coaching spaces.

4. Need for the Development

Wargrave Tennis Club has experienced exceptional growth over the past 4 years, with membership increasing by 68% from 305 in September 2021 to 513 in January 2026 (331 adults and 182 under 18).

This growth has exceeded the assumptions that informed both the design of the existing clubhouse (rebuilt in 2008) and the approval of the first padel court in 2025. Demand for padel in particular has been strong, resulting in pressure on court availability with limited capacity for coaching and junior sessions.

The proposed reconfiguration and additional padel court, together with the clubhouse extensions, provide a coordinated and proportionate response to this demand while safeguarding existing tennis provision and public access.

5. Community Engagement and Support

The Club has proactively engaged with its membership and Wargrave Parish Council throughout the development of these proposals.

The proposals have been discussed and supported in principle at the Club's Annual General Meeting and have been considered in detail by Wargrave Parish Council, including through meetings and site visits. The Parish Council's support reflects the recognised value of the Club to the local community and confidence that the proposals represent an appropriate use of the recreation ground.

6. Planning Policy Context

The development fits with the objectives of the Wokingham Borough Local Plan, including Policy HC4 (Open space, sports, recreation and play facilities), which seeks to protect existing sports and recreation facilities and support new or enhanced provision that is well related to the community it serves. The proposals deliver improved community sports infrastructure by efficiently using established recreational land and adopting a context-sensitive design approach. The development is also consistent with national planning objectives to promote healthy communities, sustainable development and the retention and improvement of community facilities.

7. Assessment of Key Planning Considerations

The application is supported by a suite of technical reports addressing potential impacts, including parking and transport, noise, floodlighting, ecology, landscaping and visual impact, drainage, contamination risk and construction management.

These assessments confirm that the proposals can be delivered without unacceptable impact on neighbouring amenity, highway safety, ecology or the wider environment.

8. Planning Balance and Conclusion

The proposals deliver clear and substantial benefits, including improved provision for community sport, support for junior development and inclusive participation, and enhanced clubhouse facilities aligned with current membership levels.

Any impacts arising from the development are limited in scale and have been appropriately assessed and mitigated. When considered in the planning balance, the benefits of the proposals clearly outweigh any potential harm.

For these reasons, it is respectfully submitted that the development accords with the development plan policy and should be granted planning permission.