

PLANNING REF : 260202
PROPERTY ADDRESS : The Lodge
: Pinewood Leisure Centre, Old Wokingham Road, Crowthorne, Wokingham, RG40 3AQ
SUBMITTED BY : Wokingham Without Parish Council
DATE SUBMITTED : 13/05/2026

COMMENTS:

1. WWPC acknowledges that the use of the site is for 13 mobile homes which were originally permitted on appeal under reference F23720. The main aim of this application appears to regularise the retrospective erection of a dwelling which the applicant claims is ancillary to use of the land as a caravan site. No doubt this will be investigated as part of the planning process. However, the application site shown on the location plan appears somewhat arbitrary extending beyond the dwelling. Whilst it is reasonable to include a means of access up to a highway, the arbitrary site plan seems

unjustified since it appears to include additional land as part of the change of use. WWPC questions why the change of use is needed beyond the curtilage of the dwelling, especially as this is described as ancillary to the caravan park use. As such, the application, if accepted, appears to extend residential use of the land on a much wider basis than appears justified or implied by the nature of the application as described in the supporting statement. The applicant should be requested to properly clarify the position or the application should be treated as invalid.

2. If it is accepted that the dwelling is ancillary to the main use, it is reasonable to expect WBC to condition the permission to this effect.

3. If permission is granted conditions removing permitted development rights for extensions or outbuildings associated with the dwelling should be removed.

4. WWPC, whilst acknowledging that retrospective applications are allowed in law, question how this has occurred. It is always regrettable when retrospective applications are necessary and, in this case WWPC is incredulous that this has occurred. There is a long history of enforcement actions against the site and WWPC is amazed that a permanent dwelling has been erected without WBC's knowledge or that the clear breach of planning control was not discovered until such a late stage. This does suggest that the applicant did not apply under Building Regulations either or that WBC's system does not include any form of cross-checking which might reasonably have picked up this most obvious breach. The Parish also believes that the applicant could have no doubt that planning permission was needed, especially given the long history of interaction with WBC and obvious awareness of planning control and therefore appears to have knowingly acted without regard to due process. If this is the case, WBC's internal arrangements should be subject of urgent review or a written explanation given the WWPC as to how this was allowed to happen, particularly given the aims under the adoption of a Planning Enforcement Local Plan.