

Date: 2 April 2026
Application: 260652



**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: 260652

Applicant: Apacord Ltd

Site Address: Eastheath House, Eastheath Avenue, Wokingham, RG41 2PR

Parish: Wokingham

Grid Reference: Easting - 480383, Northing - 167821

Type of Development: Other Change of Use

Proposal: Full application for Temporary planning permission for Change of Use of part of the existing buildings on site from E(g), B2 & B8 to Class E(d) Indoor Sport.

Case Officer: Rowan Reynolds

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 260652. 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 **26 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260652
Address:	Eastheath House, Eastheath Avenue, Wokingham, RG41 2PR.		
Proposal:	Full application for Temporary planning permission for Change of Use of part of the existing buildings on site from E(g), B2 & B8 to Class E(d) Indoor Sport.		
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

Planning statement TS.LPC.6331 dated 10/03/2026 states that the proposal is to re-configure the building internally to create an indoor sports facility comprising 3 padel courts with 12 car parking spaces and covered cycle storage facilities within the service yard.

The existing building is within flood zone 1 and we would have **no objection** to it being converted into an indoor sports centre, as represented by **proposed site plan drawing 010 P00 dated 24/02/2026** and **proposed floor plan drawing 100 P00 dated 24/02/2026**.

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:	08/04/2026	Signed:	Boniface Ngu
--------------	------------	----------------	--------------