

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 August 2026

Application Number: 261253

Location: Flat, Woodford Park Leisure Centre, Haddon Drive, Woodley, Wokingham, RG5 4LY

Proposal: Full application for the proposed change of use from residential dwelling (Class C3) to leisure centre (Class E).

Recommendation: Refused

Reasons

1. The proposed development would result in the permanent loss of an existing residential dwelling from the Borough's housing stock, at a time when the Council are currently unable to demonstrate a 5-year housing land supply as required by the National Planning Policy Framework. Insufficient evidence has been submitted to justify the loss of this dwelling and direct policy conflict. The proposal would conflict with Policy CP3 of the Core Strategy and Chapter 5 of the National Planning Policy Framework.

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

2. This decision is in respect of the drawings and plans titled (Proposed First Floor Plan) & (Location Plan Ref: TQRQM26161125622004), received by the Local Planning Authority on 12/06/2026.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Age'.

Date: 21/07/26

REMEMBER - The earliest date for a decision on this application is: **6 July 2026**