

PN CLASS AA DET COMM STOREYS

DRAFT DECISION NOTICE



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 7 February 2025

Application Number: 242784

Location: Mulberry Business Park, Ff1 Indigo House, Wokingham, RG41 2GY

Proposal: Prior approval submission for erection of a two-storey upwards extension to provide 32no. residential dwellings on the 2nd and 3rd floors.

Recommendation: Prior Approval Not Available

Reasons

1. Prior approval is not available as proposed development does meet the criterion in AA.1(a) of Class AA, Part 20, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the building is two storeys in height and is not three storeys as required.
2. Prior approval is not available under Class AA because the proposal fails to comply with criterion AA.1(za) as prior approval under class MA has been previously granted to change the use of the building.
3. The proposed development would result in a poor external appearance to the building, including the principal elevation, by reason of the austere upper floors, absence of a roof from capping the building and appearing as building with two halves that poorly relate to each other, contrary to condition AA.2 (1) (e) of Class AA, Part 20, Schedule 2 of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).
4. The proposed development fails to demonstrate an acceptable impact on neighbours amenity with regard to a loss of light to neighbouring windows at Sorbus House to the South and therefore is contrary to condition AA.2 (1) (g) of Class AA, Part 20, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives

1. This decision is in respect of the drawings and plans numbered JEA- EXI-001d; JEA-EXI-002d; JEA-EXI-003d; JEA-EXI-004d; JEA-EXI-005d; JEA-EXI-006d; JEA-EXI-007d; JEA-EXI-008d; JEA-EXI-009d and JEA-EXI- 0010d received by the Local Planning Authority.

BJC

Recommendation and conditions/reasons agreed:

Date: 07.02.025

REMEMBER - The earliest date for a decision on this application is: **26 November 2024**