

PN CLASS Q AGRI TO RESI
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 May 2025

Application Number: 250781

Location: Land Rear Of 4 Douglas Grange, Hurst, Berkshire, RG10 0TT

Proposal: Prior approval submission for proposed conversion of an agricultural building to form 1 no. dwelling with associated works.

Recommendation: Prior Approval Not Available

Reasons

1. The development fails to comply with the requirements of Schedule 2, Part 3, Class Q.1(a) of the GPDO (as amended to 1 August 2020) as it has not been demonstrated that the building was used solely for the purposes of an agricultural trade or business in accordance with the definition in paragraph X. The land does not meet the definition of agricultural land under Section 336(1) of the Town and Country Planning Act 1990, as there is evidence it is not in sole agricultural use as part of an established agricultural unit. The proposal therefore does not qualify for permitted development under Class Q.

2. The development fails to comply with the requirements of Schedule 2, Part 3, Class Q.1(i) of the GPDO (as amended to 1 August 2020) as the building is not structurally capable of functioning as a dwelling without substantial works beyond those permitted. The extent of works required would go beyond what is reasonably necessary for the building to function as a dwellinghouse and the submitted structural evidence lacks the necessary certainty to demonstrate otherwise.

3. Due to the building's siting and the proximity of boundary vegetation outside the applicant's control, it is considered that at least one habitable room would not receive adequate levels of natural light. The proposal therefore fails to meet the requirements of Schedule 2, Part 3, Class Q.2(1)(g) of the GPDO (as amended to 1 August 2020).

Informatives

1. This decision is in respect of the drawings and plans numbered

PL/A667/01, PL/A667/02, PL/A667/03, PL/A667/04 received by the Local Planning Authority on 27/03/2025.

Recommendation and conditions/reasons agreed: *MC*

Date: 22.05.2025

REMEMBER - The earliest date for a decision on this application is: **20 April 2025**