

REG 3 PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 February 2026

Application Number: 251628

Location: 595 Reading Road, Winnersh, Wokingham, RG41 5HQ

Proposal: Application for a certificate of lawfulness for the proposed change of use of the property from C3 to C2 for use as home as a residential institution for a maximum of 4 children, with associated operational development comprising 2no. side dormers.

Recommendation: Refused

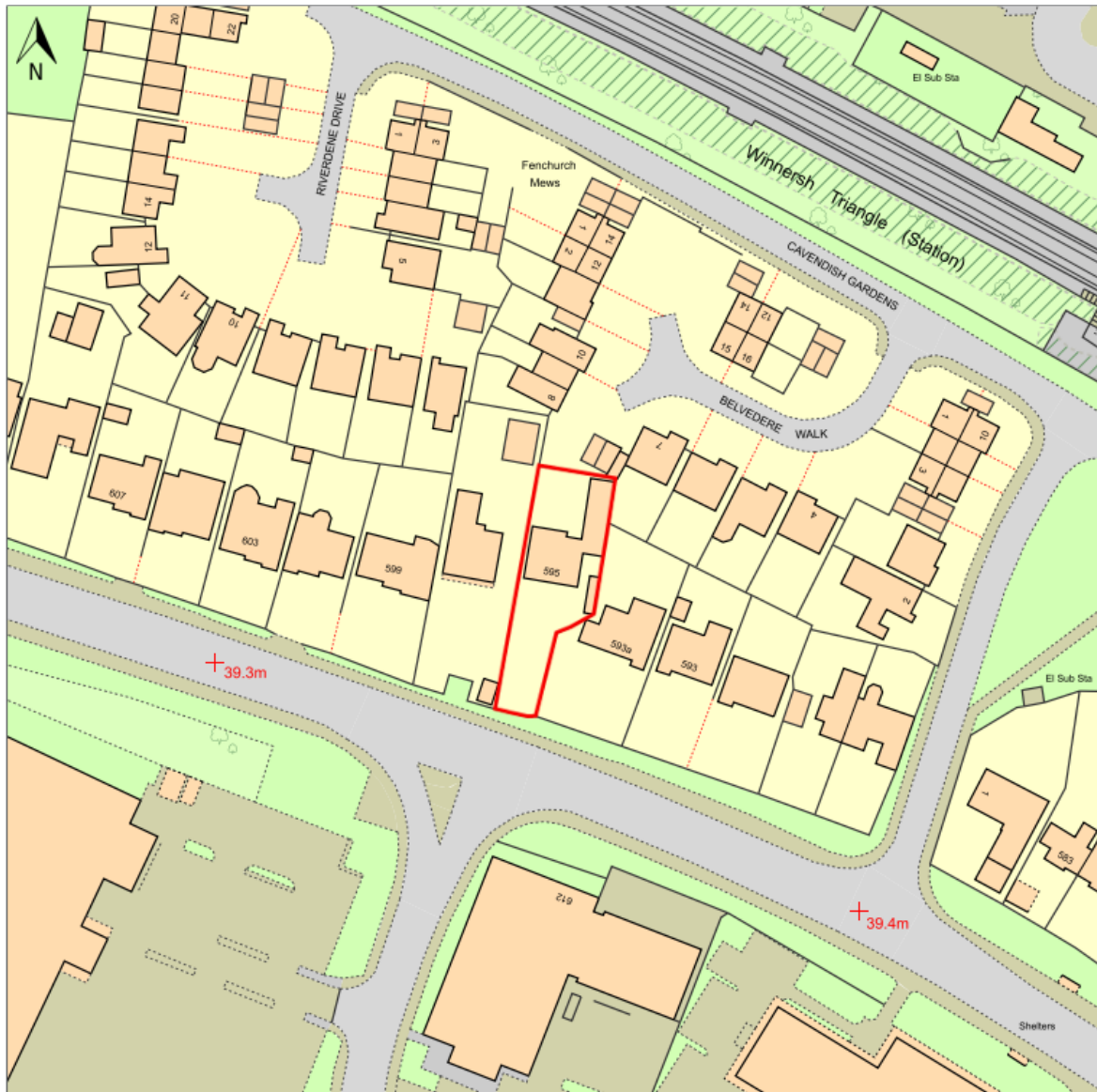
Reasons

1. The application provides conflicting information by referring to both Use Class C2 and a small HMO (Use Class C4), which are materially different uses. As a result, the Local Planning Authority cannot determine the nature of the proposed use or assess whether a material change of use from the existing C3 dwelling would occur. In the absence of clear evidence, the proposal is considered to result in a material change of use for which planning permission is required.
2. Permitted development rights under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 apply only to C3 dwellinghouses. As the proposal results in a material change of use and the dormer window facilitates this change of use. The property would no longer fall within Use Class C3, therefore these rights do not exist. The proposed dormer windows therefore requires planning permission.

Informatives

1. This Certificate is issued in respect of the Application Form (09/07/2025) and the plans titled/numbered (Location Plan) (2.3) (8.3) (3.3) (5.3) (6.3) (7.3) (4.3) (9.3) (Revised Block Plan), received by the Local Planning Authority on 09/07/2025 & 17/07/2025.

PLAN



Scale - 1:1250

JMM

Recommendation and conditions/reasons agreed:
Date: 19 February 2026