

Date: 28 January 2025
Application: 242737



**WOKINGHAM
BOROUGH COUNCIL**

Gareth Hacking

Misting Meadows
Park Lane
Finchampstead
Wokingham
RG40 4PT

Development Management &
Compliance

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Dear Gareth Hacking,

PRIOR NOTIFICATION RESPONSE

Application Number: 242737

Site Address: Misting Meadows, Park Lane, Finchampstead, Wokingham, RG40 4PT

Proposal: Prior approval submission for proposed change of use from agricultural land to a flexible use consisting of vehicle repairs and storage.

Wokingham Borough Council hereby confirm that Prior Approval is Not available.

Conditions and/or Informatives

1. The proposal does not meet the criteria under Schedule 2, Part 3, Class R of the General Permitted Development Order (GPDO), which allows the change of use of agricultural buildings and land within their curtilage to a flexible use. As the submitted red line plan does not include an agricultural building, the proposal fails to meet the fundamental requirements of Class R. Consequently, prior approval is not available, and the scheme cannot be considered permitted development under this class.

Informatives

1. This decision is in respect of the Site Plan received by the Local Planning Authority on 04/11/2024.

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf](https://www.planningportal.co.uk/forms/f5/) ([planningportal.co.uk](https://www.planningportal.co.uk)) prior to

commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth