

PN CLASS MA COMMERCIAL TO RESI **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 February 2026

Application Number: 253092

Location: 10 Wargrave Road, Twyford, Wokingham, RG10 9PG

Proposal: Prior approval submission for the proposed change of use of the first floor of the commercial premises (Use Class E) to 1 no. dwelling (Use Class C3).

Recommendation: Prior Approval Approval

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved Details

It is a requirement of the conditions that the development shall be carried out wholly in accordance with the information that the developer provided to the Local Planning Authority including drawings 4011/101 Rev A, 4011/201 Rev D and 4011/200 Rev C received by the Local Planning Authority on 23rd December 2025.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Informatives

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

2. Please note that this decision solely represents the determination of the Local Planning Authority under Class MA of the Town and Country Planning (General Permitted Development) (as amended) Order 2021 as to whether it's Prior Approval

is required in respect of the change of use. The applicant is advised to investigate whether consents or permissions under any other regulatory regimes are required.

3. This decision notice does not grant building regulations approval. If you need any advice regarding Building Regulations please do not hesitate to contact Wokingham Borough Council Building Control at building.control@wokingham.gov.uk or on 0118 974 6239.

4. The applicant is reminded that Class MA permits the change of use to a single dwellinghouse only (Use Class C3). Any other change of use or operational development may require planning permission in their own right.

5. The applicant is to be made aware that planning permission is required to replace the windows and exterior doors.

6. Highways recommend that existing allocated/unallocated parking spaces that serve the existing commercial uses, to be unallocated to the future occupiers of both the ground floor and first floor.

Recommendation and conditions/reasons agreed:



Date: 05/02/26

REMEMBER - The earliest date for a decision on this application is: **22 January 2026**