

PN CLASS R AGRI TO FLEX COU
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 December 2024

Application Number: 242737

Location: 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.

Recommendation: Prior Approval Not Available

Reasons

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.

Recommendation and conditions/reasons agreed: *MC*

Date: 28.01.2025

REMEMBER - The earliest date for a decision on this application is: **25 November 2024**