

PN CLASS Q AGRI TO RESI
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 March 2026

Application Number: 253161

Location: Manor Farm, Longwater Road, Finchampstead, Berkshire, RG40 3TS

Proposal: Prior approval submission for proposed conversion of 2 no. agricultural barns to create 2 no. dwellings, with associated building operations.

Recommendation: Prior Approval Not Available

Reasons

1. The proposed development fails to meet the requirements of Class Q of Part 3, Schedule 2 of the GPDO. Barn C comprising only a skeletal frame is not capable of conversion. The scale of works required would constitute a rebuild, exceeding those allowed under Class Q(c) and Q.1(j). The proposal therefore does not benefit from permitted development rights.

Informatives

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

001A, 020B, 021A, 031A, 030C, 040, 2411055-01, 2411055-02, 2411055- TK01, 2411055-TK02, 2411055-TK03, 2411055-TK04, 2411055-TK05, 2411055-TK06, 2411055-TK07, 2411055-TK08 received by the Local Planning Authority on 30/12/2025 and 12/01/2026.

Recommendation and conditions/reasons agreed:

Date: 3.3.26

REMEMBER - The earliest date for a decision on this application is: **2 February 2026**