

22 September 2026

Planning Department
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Submitted Via Planning Portal Only

Dear Sir/Madam,

[Prior Approval Notification for the Change of Use of a Class E\(d\) Leisure Building into Class C3 Residential Dwelling at Cockpole Green, Kenton's Lane, Wargrave, Reading RG10 8NX](#)

Morgan Elliot Planning Ltd has prepared this covering letter on behalf of our client, Bernard Clark (the Applicant), in support of an application for the change of use of a Class E(d) leisure building to a Class C3 dwellinghouse under Class MA of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) at Cockpole Green, Kenton's Lane, Wargrave, Reading, RG10 8NX.

Part MA.2(2) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) requires the developer to apply to the local planning authority for a determination as to whether the prior approval of the authority is required before development can proceed.

The proposed development comprises the change of use of the existing sports pavilion at Cockpole Green to a single dwellinghouse. The sports pavilion comprises a lawful use ancillary building formerly serving the adjacent Cockpole Green Cricket Club. Following the introduction of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, this use falls within Use Class E(d), having previously fallen within former Use Class D2(e) (Assembly and Leisure – Indoor and Outdoor Sports). The building therefore comprises a qualifying use for the purposes of Class MA.

The following documents accompany this application:

- Application Forms
- Existing Photographs
- Existing and Proposed Elevations
- Existing and Proposed Floor Plans
- Site Location Plan

This Cover Letter provides a brief description of the site, outlines the planning history, and describes the proposed development. It then sets out the relevant legislative framework and demonstrates how the proposal satisfies the applicable prior approval considerations. Finally, the Cover Letter summarises the conclusions reached.

Site Context and Surrounding Area

The proposed site is located approximately 640 metres northwest of the settlement of Cockpole and approximately 2.8 kilometres southeast of Henley-on-Thames.

The site comprises the sports pavilion and an area of maintained grassed land. The existing sports pavilion measures approximately 58.85m² sq. m and was the pavilion to the former cricket pitch and falls within Use Class E(d) as it is a building ancillary to the leisure use. The building comprises green timber cladding with a gabled roof constructed from grey corrugated metal.

Immediately to the north and east of the site is an equestrian centre, while to the south lies the curtilage of the neighbouring residential property known as Upper Culham House. However, the dwelling itself is positioned approximately 120 metres south of the sports pavilion. To the west is Kenton's Lane (Public Highway).

The site benefits from an existing access connecting to Kenton's Lane, which is lightly trafficked and provides direct access to the A321, which leads to Henley-on-Thames and Wargrave. The nearest bus stops are located along the A321, approximately 1.4 kilometres from the site, and are known as the Kenton's Lane bus stops. These provide direct services to nearby settlements, including High Wycombe and Reading.

The site is located within Flood Zone 1, an area with a low probability of fluvial, pluvial, and surface water flooding.

On the opposite side of Kenton's Lane lies the Grade II* Listed 'Park Place and Temple Combe' Park and Garden (List Entry: 1000588). There are no further designated heritage assets within 400 metres of the site.

The site is also located within the Wokingham Green Belt; however, this is not a material consideration in respect of Class MA.

Planning History

The site was first used as a cricket pitch with the pavilion in 1995, and an extension of the pavilion was later constructed in 2002. Following a review of the Council's online records, the site comprises the following applications:

- **F/2001/5491:** Withdrawn March 2002
Proposed erection of a cricket pavilion.
- **F/2002/7845:** Approved November 2002
Proposed single storey side extensions to dwelling. Dormer extensions to form rooms in loft space and 2 new chimneys.

Whilst application Ref. F/2002/7845 included the site subject to this Class MA application within the application boundary, the proposals related solely to the dwelling at Youngs Farm, which is located approximately 200 metres southwest of the site. Since September 2003 the site has been used as a cricket ground and therefore lawfully comprises a leisure use.

The Proposal

The proposed application seeks permission for change of use of a Class E(d) leisure building into Class C3 residential dwelling at Cockpole Green, Kenton's Lane, Wargrave, Reading RG10 8NX. Detailed design and specifications are set out in the accompanying drawings, with a summary provided below.

The building subject to the proposed change of use is a sports pavilion constructed with green horizontal weatherboarding and a green felt roof. The proposal includes the like-for-like replacement of the existing roof covering and external wall cladding. In addition, the existing openings will be fitted with windows and doors to provide adequate natural light to the proposed residential use. No new openings are proposed.

Internally, an existing partition will be removed to create an open-plan living space, while the existing storage area will form the bedroom. The existing WC will remain in its current location.

The existing access will remain unchanged and is considered safe and suitable to serve the proposed residential use.

Legislation

Class MA of the GDPO permits the following types of development:

'MA. *Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.'*

Part MA.1(1) goes on to state that development will not be permitted by Class MA:

- (a) "....."
- (b) *unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;*
- (c)
- (d) *if land covered by, or within the curtilage of, the building—*
 - (i) *is or forms part of a site of special scientific interest;*
 - (ii) *is or forms part of a listed building or land within its curtilage;*
 - (iii) *is or forms part of a scheduled monument or land within its curtilage;*
 - (iv) *is or forms part of a safety hazard area; or*
 - (v) *is or forms part of a military explosives storage area;*
- (e) *if the building is within—*
 - (i) *an area of outstanding natural beauty;*
 - (ii) *an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;*
 - (iii) *the Broads;*
 - (iv) *a National Park; or*

- (v) a World Heritage Site;
- (f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or
- (g) before 1 August 2022, if—
 - (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and
 - (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.”

As outlined above, parts (a) and (c) were removed from the legislation following amendments in March 2024 and are therefore not applicable to this application.

Part MA.2(1) goes on to state that development under Class MA is permitted subject to conditions. Before beginning development under Class MA, Part MA.2(2) provides that the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority is required in respect of the following conditions:

- (a) “transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) where—
 - (i) the building is located in a conservation area, and
 - (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;
- (h) where the development involves the loss of services provided by—
 - (i) a registered nursery, or
 - (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost; and
- (i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building”

The following section seeks to assess the proposals against the criteria and conditions attached to Class MA of the GDPO, demonstrating why prior approval should not be required in this instance.

Planning Considerations

The following table assesses the proposals against the criteria attached at Part MA.1(1).

Table 1: Part MA.1(1) Assessment

Restrictions	Assessment
(b) unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;	As highlighted in the site context section, the site is classified as a leisure building under Use Class E(d) (formerly Use Class D2(e)) for a continuous period in excess of the specified 2-year period).
(d) if land covered by, or within the curtilage of, the building— (i) is or forms part of a site of special scientific interest; (ii) is or forms part of a listed building or land within its curtilage; (iii) is or forms part of a scheduled monument or land within its curtilage; (iv) is or forms part of a safety hazard area; or (v) is or forms part of a military explosives storage area	The site is not, and does not form part of, a Site of Special Scientific Interest, a listed building or the curtilage of a listed building, a scheduled monument or the curtilage of a scheduled monument, a safety hazard area, or a military explosives storage area.
(e) if the building is within— (i) an area of outstanding natural beauty; (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981; (iii) the Broads; (iv) a National Park; or (v) a World Heritage Site	The site is not, nor does it form part of any areas outlined in criterion (e).
(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained	There is no agricultural tenancy associated with the site.
(g) before 1 August 2022, if— (i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and (ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.	No action has been taken to convert the building subject of this application to residential use until after 1 August 2022. The adjacent criteria therefore does not apply.

Given the above, it is considered that the criteria contained within Part MA.1(1) is met.

Conditions Attached to Schedule 2, Part 3, Class MA of the GDPO

In addition to meeting all the above, there are also a series of conditions which apply to class MA, which are described in detail at Class MA.2(1). Table 2 set out below addresses these matters.

Table 2: Class MA.2(1) Assessment

Conditions	Assessment
(a) transport impacts of the development, particularly to ensure safe site access	As shown in the accompanying drawings, there is sufficient space for parking. The access will remain the same which is considered safe and suitable for the proposed change of use. There will be no adverse highway impacts associated with the scheme. The trip generation associated with the extant use would attract a higher trip rate than a residential use on site.
(b) contamination risks in relation to the building	According to planning policy guidance, the site does not contain contamination risks owing to its current use class.
(c) flooding risks in relation to the building	The site is in Flood Zone 1, the category with the lowest probability of fluvial, pluvial and surface water flooding.
(d) impacts of noise from commercial premises on the intended occupiers of the development	There is no detrimental impact from commercial premises on the proposed residential use. The site and neighbouring buildings comprise residential, leisure, and equestrian uses.
(e) where— (i) the building is located in a conservation area, and (ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area	The site does not fall within a conservation area and therefore part e) is irrelevant.
(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses	The existing windows, openings and the internal formation of partition walls allow for adequate natural light into the proposed residential use.
(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses	The site is not within an area used or identified for general or heavy industry, estate management, storage or distribution. The new use will sit comfortably with adjoining land uses and is considered appropriate for this area.

(h) where the development involves the loss of services provided by— (i) a registered nursery, or (ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost	The change of use does not propose the loss of any of the specified services. Consequently, there will be no loss of essential services within the locality.
(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building	The fire risk condition is described in MA.3 as a building which will contain two or more dwellings and is 18 metres or more in height. The proposed development consists only of a single dwelling of a single storey, and therefore this condition is not engaged.

In light of the above, there are no grounds to refuse the proposed change of use in line with the matters outlined in Class MA.2(1).

Other Matters

The application building and the former cricket ground was a privately built cricket pitch and associated facilities for the owners own use. Regrettably cricket has now ended on the site and a new cricket pitch is currently being developed on the corner of Hatch Gate Lane and Rose Lane.

The buildings and premises are therefore redundant of their former use. Rather than leave the premises vacant, the next best use is now being sought for the building and grounds.

Summary

Overall, this covering letter has demonstrated that the proposals meet Class MA of Schedule 2, Part 3, of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the conditions, where relevant, attached to Class MA.

As a result, it is considered that prior approval will not be required for the change of use of the Class E(d) leisure building into a Class C3 residential dwelling at Cockpole Green, Kenton's Lane, Wargrave, Reading RG10 8NX.

The applicant is therefore seeking confirmation from the Council that this permitted development can proceed

Should any further information be required, please do not hesitate to contact us.

Yours sincerely,



Robert Beale MRTPI
Morgan Elliot Planning

