

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 December 2025

Application Number: 252578

Location: Offices to the rear of Billingbear Lodge, Maidenhead Road, Wokingham, Binfield, RG40 5RU

Proposal: Prior approval submission for proposed change of use of the commercial premises to 1 no. dwelling.

Recommendation: Prior Approval Approval

Conditions and/or Reasons

1. Timescale - It is a requirement of Class MA that the development should be completed within 3 years of the date of the Prior Approval.

Reason: According to paragraph MA.2.(5) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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 numbered/titled (P25/18/400), (P25/18/S/401), (P25/18/S/420), received by the Local Planning Authority on 22/10/2025.

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.

3. Prior to occupation, all surface water from roofs and external hard surfaces shall be managed within the site using infiltration or other SuDS measures wherever practicable, in accordance with the National SuDS Standards (2025), to ensure no uncontrolled runoff to the public highway or adjoining land.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flood and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Informatives

1. 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.

2. 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.

3. 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.

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.

Recommendation and conditions/reasons agreed:



Date: 16/12/25

REMEMBER - The earliest date for a decision on this application is: **13 November 2025**