

Date: 9 October 2024
Application: 242194



WOKINGHAM
BOROUGH COUNCIL

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Dear Daniel Rose,

PRIOR NOTIFICATION RESPONSE

Application Number: 242194

Site Address: 59 Crockhamwell Road, Wokingham, Woodley, RG5 3JP

Proposal: Prior approval submission for proposed change of use of the commercial premises on the first floor (Units 2 and 3) to 3 no. dwellings, with associated ground floor entrance.

Wokingham Borough Council hereby confirm that **prior approval is required and is given** for the proposed development at the address shown above, as described by the description shown above and in accordance with the information that the developer provided to the Local Planning Authority, subject to the following conditions and/or informatives:

Conditions and/or Informatives

1. The development must be completed within a period of 3 years starting with the prior approval date.

Reason: In accordance with the condition outlined in MA.2.(5) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered/titled:

- Environmental Noise Survey and Noise Impact Assessment Report, Hann Tucker Associates, 31590/NIA1-R1, 4th July 2024.
- 1101_59CR_AL_0_004 Revision 12
- 1101_59CR_AL_0_005 Revision 12
- 1101_59CR_AL_0_006 Revision 12
- 1101_59CR_AL_0_009 Revision 12
- 1101_59CR_AL_0_010 Revision 12

The plans and drawings listed above were all received by the Local Planning Authority on 28/08/2024. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: As prior approval is given based on the submitted plans and information only.

3. C3 Use Only - Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Reason: In accordance with the condition outlined in MA.2.(6) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

4. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water - sealed at ground level have been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: To reduce contamination risks in relation to the building in accordance with MA.2.(2)(b) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

5. The development shall not be occupied until the on-site refuse storage area has been provided in accordance with the approved drawing (s)/details. The storage area shall be permanently retained as so- approved and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: To ensure the transport impacts of the development are acceptable in accordance with MA.2.(2)(a) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

6. The development shall not be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing (s)/details. The cycle parking/ storage shall be permanently so- retained for the parking of bicycles and used for no other purpose.

Reason: To ensure the transport impacts of the development are acceptable in accordance with MA.2.(2)(a) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

7. Prior to first occupation of the development hereby permitted, the recommendations for separating floor construction given in the Environmental Noise Survey and Noise Impact Assessment Report, Hann Tucker Associates, 31590/NIA1-R1, 4th July 2024, must be implemented in full.

Reason: To ensure satisfactory noise attenuation measures are installed in accordance with MA.2.(2)(d) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order (2015).

Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may

be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf](#) (planningportal.co.uk) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,

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Head of Development Management - Place & Growth