

PN CLASS R AGRI TO FLEX COU
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 October 2024

Application Number: 242180

Location: Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU

Proposal: Prior approval submission for proposed partial demolition and change of use of 1 no. agricultural building (Building C) to a hotel (Use Class C1).

Recommendation: Prior Approval Refusal

Reasons

1. The proposed development is not considered to comply with Class R of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as it would not constitute a change of use of the building by virtue of the building not being able to accommodate a change of use without operational development taking place.
2. The proposed development is not considered to comply with Class R, Schedule 2, Part 3 as this only permits the change of use of a building and land within its curtilage as defined by paragraph X. The Location Plan and Block Plan GP/08/24 indicate a change the use of building C and land outside its curtilage.
3. In absence of sufficient survey effort and information to clarify the land would not be subject to gas risk or potential contamination, the proposal fails to comply with paragraph W(10)(c) and fails to comply with Class R, Schedule 2, Part 3 of the General Permitted Development Order (as amended).

JMM

Recommendation and conditions/reasons agreed:

Date: 17 October 2024

REMEMBER - The earliest date for a decision on this application is: **18 September 2024**