

Date: 17 October 2024
Application: 242180



WOKINGHAM
BOROUGH COUNCIL

Tony White
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Development Management &
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Dear Tony White,

PRIOR NOTIFICATION RESPONSE

Application Number: 242180

Site Address: 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).

Wokingham Borough Council hereby confirm that **prior approval is required and is not 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, due to the following reason(s):

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).

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](https://www.planningportal.co.uk/forms/5-notice-of-chargeable-development.pdf) ([planningportal.co.uk](https://www.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,

MHead

Marcia Head
Head of Development Management - Place & Growth