

Date: 4 March 2026
Application: 253161



**WOKINGHAM
BOROUGH COUNCIL**

ET Planning

200 Dukes Ride
Crowthorne
RG45 6DS

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear ET Planning,

PRIOR NOTIFICATION RESPONSE

Application Number: 253161

Site Address: Manor Farm, Longwater Road, Finchampstead, Berkshire, RG40 3TS

Proposal: Prior approval submission for proposed conversion of 2 no. agricultural barns to create 2 no. dwellings, with associated building operations.

Wokingham Borough Council hereby confirm that

Conditions and/or Informatives

1. The proposed development fails to meet the requirements of Class Q of Part 3, Schedule 2 of the GPDO. Barn C comprising only a skeletal frame is not capable of conversion. The scale of works required would constitute a rebuild, exceeding those allowed under Class Q(c) and Q.1(j). The proposal therefore does not benefit from permitted development rights.

Informatives

1. This decision is in respect of the drawings and plans numbered

001A, 020B, 021A, 031A, 030C, 040, 2411055-01, 2411055-02, 2411055- TK01, 2411055-TK02, 2411055-TK03, 2411055-TK04, 2411055-TK05, 2411055-TK06, 2411055-TK07, 2411055-TK08 received by the Local Planning Authority on 30/12/2025 and 12/01/2026.

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,



Justin Turvey
Head of Development Management - Place & Growth