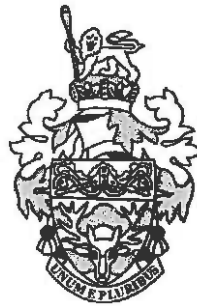


Tel: (0118) 974 6531 (Direct Line)
Email: Katie.Herrington@wokingham.gov.uk
Date: 14th October 2015
My ref: 152333
Your ref:



WOKINGHAM BOROUGH COUNCIL

Mr Henry Doble
Acorus Rural Property Services Ltd
Old Market Office
10 Risbygate Street
Bury St Edmunds
IP33 3AA

Development & Regeneration Service
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 - Wokingham

Dear Mr Doble,

152333 – Prior approval submission for the proposed change of use of three agricultural buildings to dwellinghouses (Use Class C3).

Glasspool Farm, Part Lane, Riseley, Reading, RG7 1RU

Wokingham Borough Council hereby confirm that **prior approval is granted** 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 informatives.

Condition

1. The works hereby permitted shall not commence until detailed drawings of the proposed elevations have been submitted to and approved in writing by the local planning authority. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory.

Informatives

2. Please note that this decision solely represents the determination of the Local Planning Authority under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether its 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.
3. It is a requirement of section Q.1a, Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 that the building was solely used for an agricultural use as part of an established agricultural unit on or before 20th March 2013, or if the building was not in use on that date, when it was last in use. If this is not the case, the development would not be eligible to be considered under Class Q Part 3,



Schedule 2 of the Town and Country Planning (General Permitted Development)
(Amendment) (England) Order 2015.

4. It is a requirement of section Q.2, Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 that the development shall be carried out wholly in accordance with the information that the developer provided to the Local Planning Authority received on 20th July 2015.
5. It is a requirement of section Q.2, Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 that the development under Class Q(b) would not involve building operations other than;
 - (i) the installation or replacement of—
 - (aa) windows, doors, roofs, or exterior walls, or
 - (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwelling house; and
 - (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);
5. Paragraph 105 of the Planning Practice Guidance states that “ ... *it is not the intention of the permitted development right to include the construction of new structural elements for the building. Therefore it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have this permitted right*”
6. It is a requirement of section Q.2(3), Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.
1. **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.

Should you have any questions, please contact the Case Officer.

Yours sincerely,



Justin Turvey
Team Leader – Development Management