

PN CLASS MA COMMERCIAL TO RESI **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 October 2025

Application Number: 250980

Location: 68-70 Peach Street, Wokingham, RG40 1XH

Proposal: Prior approval submission for proposed change of use of the commercial premises on the first floor to 2 no. dwellings.

Recommendation: Prior Approval Approval

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Schedule 2, Part 3, Class MA, MA (5) of the Town and Country Permitted Development Order (2015) (as amended).

2. 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 pursuance of Schedule 2, Part 3, Class MA, MA (6) of the Town and Country Permitted Development Order (2015) (as amended).

3. Approved details - This permission is in respect of the submitted application plans and drawings numbered 24085 AD-OS Revision B & 24085 AD-01-00 Revision A received by the local planning authority on 29/04/2025 & 23/06/2025. 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: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

4. No part of the Development (including any demolition or site preparation works) is to be commenced unless (i) the Council has given written approval to do so in accordance with Regulation 77 of the Conservation of Habitats and Species Regulations 2017 (if required); and, (ii) the Developer has entered into a planning obligation or other legal agreement which may be required in order to secure such approval; and, (iii) the Council's [appropriate officer] has confirmed in writing that all pre-commencement planning obligations have been complied with.

Reason: To satisfy Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), policy CP8 of the Core Strategy and policy NRM6 of the South East Plan.

5. Prior to the commencement of development, details of noise attenuation for the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority to demonstrate acceptable internal noise levels would be achieved for occupants. The details thereby approved shall be fully implemented and maintained in perpetuity.

Reason: To ensure the residential occupants are protected from loud spikes in noise caused by nearby commercial uses and road users.

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.

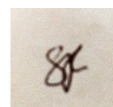
2. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to the provision of natural light to the flats proposed.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:



Date: 7.10.25

REMEMBER - The earliest date for a decision on this application is: **22 May 2025**