

Date: 13 January 2026
Application: 253107



WOKINGHAM
BOROUGH COUNCIL

Mrs Darlyn Gbuyi
Hall Hunter Partnership (Farming)
Heathlands Farm
Honey Hill
Wokingham, Wokingham
RG40 3BG

Development Management &
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Dear Mrs Darlyn Gbuyi,

PRIOR NOTIFICATION RESPONSE

Application Number: 253107

Site Address: Sheeplands Farm, Wargrave Road, Wargrave, Wokingham, RG10 8DL

Proposal: Prior approval submission for the proposed erection of an extension to the existing heat pump barn to form an agricultural plant building housing additional water-source heat pump equipment.

Wokingham Borough Council hereby confirm that **prior approval is required and is 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, subject to the following conditions and/or informatives:

Conditions and/or Informatives

1. Timescale

The development must be carried out before the expiration of five years from the date this prior approval was given.

Reason: In accordance with A.2(2)(vi)(aa) of Class A, Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

2. Approved Details

This prior approval is to be carried out in accordance with the following plans and documents:

25197 S101 - Location Plan

25197 P101 - Proposed Block Plan

C005-2122-02-02 Rev 06 - Proposed New Plantroom Layout

Letter titled 'Prior Notification for Proposed Agricultural Building Extension - Sheeplands Farm'

Received 19th and 24th December 2025

Reason: In accordance with A.2(2)(v)(aa) of Class A, Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

3. Ceasing of agricultural use

Where the use of the extension for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed; and planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building or extension for the purposes of agriculture within the unit permanently ceased, then, unless the local planning authority have otherwise agreed in writing, the building or, in the case of development consisting of an extension, the extension, must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.

Reason: In accordance with A.2(5) of Class A, Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

4. Notification to Local Planning Authority

Within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.

Reason: In accordance with A.2(7) of Class A, Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Informatives

1. The applicant is reminded that they are required to comply with all requirements and conditions of Class A, Part 6, Schedule 2 of

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Furthermore, it should be noted that this prior approval could not be implemented if the extension approved under app 210639 is also built out and vice versa.

2. The applicant is reminded that this prior approval process, under Class A, Part 6, Schedule 2 of Class A, Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) only considers works for the erection, extension or alteration of a building or excavation of engineering operations. As such, separate permission/ consents may be required for the heat pump equipment itself, as this is not considered under this prior approval process.

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