

Date: 12 February 2025
Application: 243098



**WOKINGHAM
BOROUGH COUNCIL**

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Development Management &
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Dear Frances Pullan,

PRIOR NOTIFICATION RESPONSE

Application Number: 243098

Site Address: Stokes Farm, Binfield Road, Wokingham, Berkshire, RG40 5PR

Proposal: Prior approval submission for the proposed change of use of an agricultural building to 5no. residential dwellings (Use Class C3) with associated works.

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 hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings named: D A - Revision A - 05.02.25, FSFW6 - PL-101D with Greens - 05.02.25, FSFW2 - Siting_Design_Light statement v2, FSFW6 - PL-101D - 27.01.25, FSFW6 - PL-400C - 27.01.25, FSFW6 - PL-200E - 27.01.25, FSFW2 - Unit 2_3 Daylight_Sunlight statement and Location Plan received by the local planning authority on 11.12.2024, 23.01.2025, 03.02.2025 and 06.02.2025. 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.

3. External materials - Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

Relevant policy: Core Strategy policies CP1 and CP3.

4. Parking to be provided - No part of any building hereby permitted shall be occupied or used until the vehicle parking spaces (including EVC) have been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity.

5. Bin stores to be provided - No part of any building hereby permitted shall be occupied or used until the bin stores have been provided in accordance with the approved plans. The bin stores shall be permanently maintained and remain available for the storage of bins and for no other purpose.

Reason: In the interests of visual amenity.

6. Cycle stores to be provided - No part of any building hereby permitted shall be occupied or used until the cycle stores have been provided in accordance with the approved plans. The cycle stores shall be permanently maintained and remain available for the parking of bicycles at all times and for no other use.

Reason: To ensure adequate on-site cycle parking provision in the interests of convenience and visual amenity.

7. Plant rooms to be provided - No part of any building hereby permitted shall be occupied or used until the plant rooms have been provided in accordance with the approved plans. The plant rooms shall be permanently remain available for the storage of operational plant equipment at all times and for no other use.

Reason: In the interests of convenience and visual amenity.

8. No occupation of the building for residential use shall take place until surface water drainage strategy which includes details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Informatives

1. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological

consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

2. It is a condition of the consent given by the General Permitted Development Order that any development which is likely to have a significant effect upon a Special Protection Area cannot proceed unless the Local Planning Authority (the Council) has given written approval under the Habitats Regulations 2017. This Prior Approval Notice does NOT constitute approval under the Habitats Regulations. The Council and Natural England are of the view that any residential development between 400 metres and 5 kilometres of the boundary of the Thames Basin Heaths Special Protection Area cannot be approved under the Habitats Regulations unless an agreement is entered into under Section 106 of the Town & Country Planning Act 1990/S111 of the Local Government Act 1974 to ensure that the development has no adverse impact upon the Special Protection Area.

Your development falls within one of the two types of development referred to above. Accordingly, before you can proceed with the development it will be necessary for:

- a. The owners of the land to enter into Section 106/Section 111 agreements in a form approved by the Council; and,
 - b. To obtain the approval of the Council under the Habitats Regulations.
3. This prior approval hereby granted relates to development that is reasonably necessary to convert the existing building including retention of the existing structure. If any substantial demolition, structural alterations or building works that are not detailed in the submission are carried out, this may render this prior approval invalid.

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,

MHead

Marcia Head
Head of Development Management - Place & Growth