

Date: 22 May 2025
Application: 250781



**WOKINGHAM
BOROUGH COUNCIL**

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Development Management &
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Dear Mrs Kristina Wall,

PRIOR NOTIFICATION RESPONSE

Application Number: 250781

Site Address: Land Rear Of 4 Douglas Grange, Hurst, Berkshire, RG10 0TT

Proposal: Prior approval submission for proposed conversion of an agricultural building to form 1 no. dwelling with associated works.

Wokingham Borough Council hereby confirm that

Conditions and/or Informatives

1. The development fails to comply with the requirements of Schedule 2, Part 3, Class Q.1(a) of the GPDO (as amended to 1 August 2020) as it has not been demonstrated that the building was used solely for the purposes of an agricultural trade or business in accordance with the definition in paragraph X. The land does not meet the definition of agricultural land under Section 336(1) of the Town and Country Planning Act 1990, as there is evidence it is not in sole agricultural use as part of an established agricultural unit. The proposal therefore does not qualify for permitted development under Class Q.
2. The development fails to comply with the requirements of Schedule 2, Part 3, Class Q.1(i) of the GPDO (as amended to 1 August 2020) as the building is not structurally capable of functioning as a dwelling without substantial works beyond those permitted. The extent of works required would go beyond what is reasonably necessary for the building to function as a dwellinghouse and the submitted structural evidence lacks the necessary certainty to demonstrate otherwise.
3. Due to the building's siting and the proximity of boundary vegetation outside the applicant's control, it is considered that at least one habitable room would not receive adequate levels of natural light. The proposal therefore fails to meet the requirements of Schedule 2, Part 3, Class Q.2(1)(g) of the GPDO (as amended to 1 August 2020).

Informatives

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

PL/A667/01, PL/A667/02, PL/A667/03, PL/A667/04 received by the Local Planning Authority on 27/03/2025.

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 \(planningportal.co.uk\)](https://www.planningportal.co.uk/forms/5-notice-of-chargeable-development.pdf) 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